



Constraints to Development



CONSTRAINTS TO DEVELOPMENT

PURPOSE

State law requires each jurisdiction to create a listing of governmental and non-governmental conditions and factors that constrain the ability to construct more housing and more affordable housing in that jurisdiction. This section discusses the impact of both governmental and non-governmental constraints on housing development. Policies and requirements imposed by local government can affect the cost and availability of housing. In addition, numerous non-governmental factors such as land cost and financing can impact housing supply and cost.

Residential development in San Diego is constrained by many restrictions contained in community plans, the Land Development Code and elsewhere in the Municipal Code. Citizen initiatives have resulted in some of these restrictions. In some communities, height is restricted. Some community plans contain a residential unit cap. Others have a building limitations related to traffic expressed in terms of estimated number of trips produced. In downtown San Diego, development is restricted by floor area ratio limitations. While many of these limitations are based on health and safety concerns, others are based on community preferences. Efforts to allow greater residential development and increased density in parts of San Diego have been met by opposition in part due to existing infrastructure deficiencies and experiences with older, poorly designed housing that would not meet current standards.

Not all constraints to development should be considered as negative or undesirable factors. Some constraints reflect equally important goals competing with housing for scarce land resources. One example of such a significant and desirable constraint is the laudable and popular goal to preserve a system of natural open spaces that protects the area's plant and animal resources.

A. GOVERNMENTAL CONSTRAINTS

1. Land Use Controls/Plans

The discussion of land use plans below addresses the City's land use allocation and distribution system and the constraints (positive and negative) that it imposes on residential development. In a city of San Diego's size and complexity, there are significant variations in how constraints have impacted neighborhoods and communities of the City that have varied and different characteristics including time, speed and pattern of development, density, and degree of master planning versus unplanned organic growth over time. San Diego's communities can be characterized in seven basic typologies as shown on **Figure 5**.



THE CITY OF SAN DIEGO General Plan

Housing Element

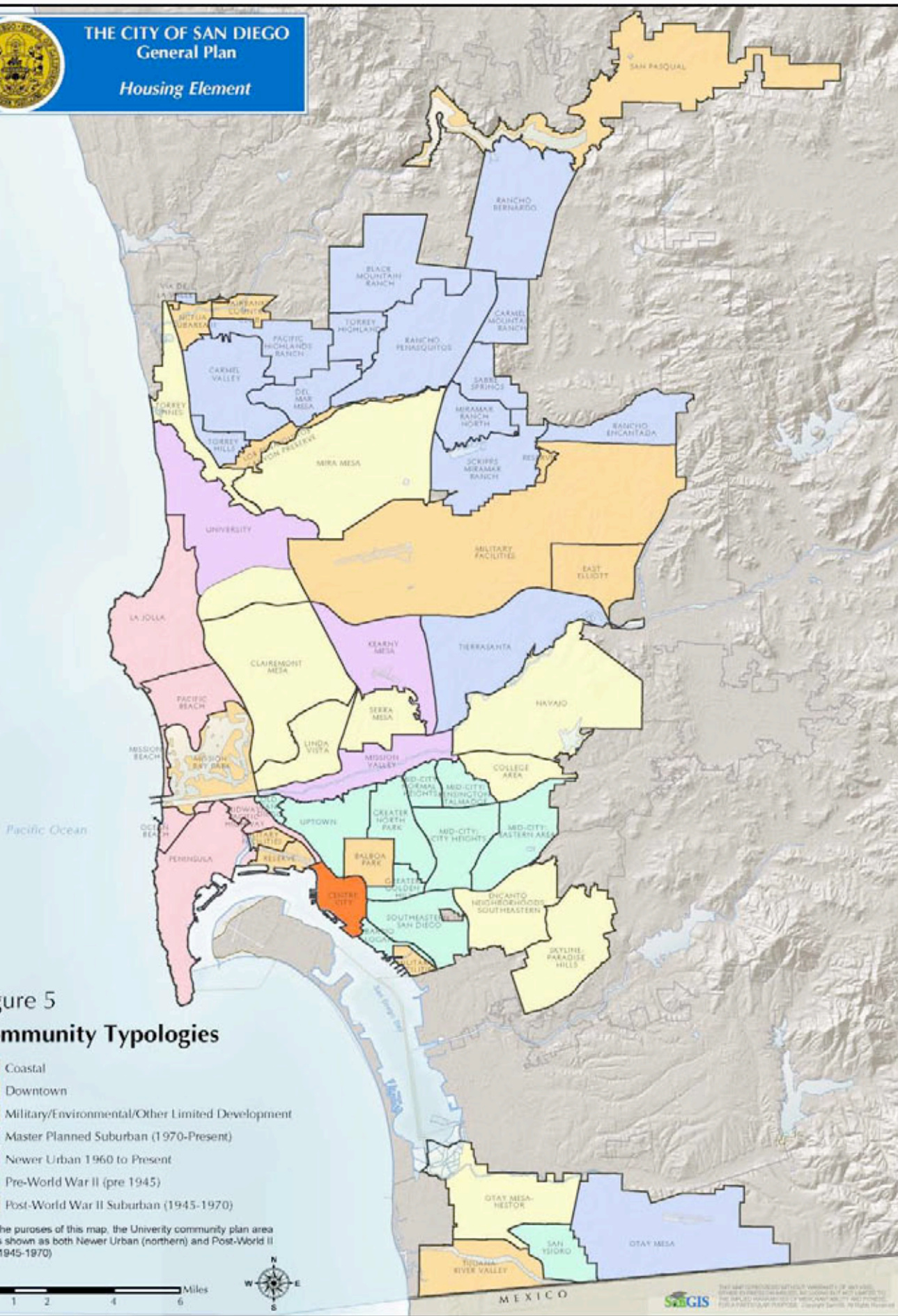


Figure 5
Community Typologies

- Coastal
- Downtown
- Military/Environmental/Other Limited Development
- Master Planned Suburban (1970-Present)
- Newer Urban 1960 to Present
- Pre-World War II (pre 1945)
- Post-World War II Suburban (1945-1970)

* For the purposes of this map, the University community plan area is shown as both Newer Urban (northern) and Post-World II (1945-1970)

0 1 2 4 6 Miles



MEXICO

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Downtown San Diego - This is a unique high-density community with a mix of medium to very high-density high-rise residential, commercial, and institutional development, and a grid street system and a pedestrian orientation. Redevelopment is occurring with mixed-use and high-density residential development occurring under the authority of the Centre City Planned District Ordinance and is based on Floor Area Ratios (FAR). Typical densities range from 175-250 units/acre (at a 6.0 FAR) to 250-300 units/acre (at an 8.0 FAR).

Pre World War II communities - These areas developed gradually during the streetcar era with a grid street system from 1880-1930. Many of them have a mix of low- to medium-density development and experienced badly-designed multifamily infill from 1960-1990. Improvement of multifamily zone regulations resulted in better-designed development occurring since 1990. Planned District Ordinances (PDOs) govern almost the entirety of these communities, although the PDOs commonly utilize the citywide residential zones. New residential density is occurring within PDO zones that call for commercial use to be mixed with higher residential densities in major corridors.

Coastal communities - These areas originally developed as seasonal resorts and gradually became desirable year round communities. Many original structures intended to be temporary residences were retained and improved over time. There is a mix of single and multifamily development on varying-sized lots. There is demand on under-developed multifamily lots to develop to their maximum density because of the desire to live in these communities. Significant numbers of single family properties are undergoing expansion and upgrading. Zones applied at the time of the original development of the communities required a much lower parking ratio. Current parking shortages have caused the Parking Impact Overlay Zone (PIOZ) to be applied extensively. Zoning contains a range of multifamily densities. The Proposition D height limitation does direct which zoning densities can be achieved in these communities.

Post World War II Suburban communities - These areas feature expansive single-family housing tracts bounded by garden style apartments on major thoroughfares. They were often developed much more quickly than the earlier communities, with less opportunity for organic growth and infill. They retain essentially the same residential structures that were part of the original development. Redevelopment and infill development is occurring intermittently within residential zones. A number of commercial sites have been explored for the ability to add residential units on already-developed properties.

Master Planned Suburban communities - These areas were developed mostly from the 1970s through the present with a high degree of comprehensive planning. Most contain a mix of single family and low-scale multifamily suburban style development as well as shopping and employment uses. Neighborhoods are often separated by open space canyons and habitat areas that were preserved concurrently with the original development pattern. Except for occasional individual site redevelopment of low-scale garden apartments or underutilized shopping centers, due to the age of the communities, there is currently little opportunity for new residential development.



Newer Urban communities - These areas were developed mostly after 1960 with a mix of residential and commercial uses. They differ from other multifamily areas in that the original development intensity in these communities is medium and medium-high density multifamily residential with structured or underground parking. In these areas, citywide zoning does not reflect the amount of residential development occurring. Master plans or specific plans – neither of which count in acreage calculations of citywide zones or PDO zones – call for mixed commercial-residential use or for medium-density residential development. The regulatory approach may call for residential zoning to be applied after entitlements are granted thus adding acreage to the sites inventory later.

Military, Environmental and other limited development – These lands are not typically developable lands. They include park land, open space and MSCP lands as well as military lands. Little, if any, residential development can be expected here.

To date, redevelopment, both in conjunction with the City's Redevelopment Agency or with the impetus of private developers, has primarily occurred downtown and in the pre World War II communities. Many of these have infrastructure deficiencies including lack of adequate parks, schools and libraries that constrain future development. The Post World War II and more recent Master Planned Suburban communities generally have better infrastructure, except for road systems which are often lacking critical segments within the communities as well as inter-community connections. Traffic issues have been a particular constraint on development in these newer areas.

a. General Plan

The Progress Guide and General Plan (General Plan) is the comprehensive planning document to guide future development in the City. Completion of the updated General Plan, with its City of Villages growth strategy, is expected in 2007.

San Diego is becoming a more mature city. During the last Housing Element cycle, only approximately one-half of new entitlements were still being granted on previously-undeveloped land. Less than four percent of the City's land remains vacant and available for development. In the future, most additional residential development will occur as a result of redevelopment and more efficient use of existing residential land. In addition some commercial areas may be re-designated for mixed-use development including housing. The areas which may be used for housing are primarily those that are located near transit stations, major commercial corridors and in "village" locations that may be designated in the future in community plans.

The General Plan is also identifying opportunities in employment areas where residential development can be introduced into previously-designated industrial areas with proper health, safety, and business protections.

**b. Community Plans**

The community plans in aggregate comprise the Land Use Element of the General Plan and are evaluated regularly to determine whether the land use plan or its implementing actions need updating. As such, they specify the location and intensity of proposed residential development and the spatial relationship to other land uses and supporting facilities and services. The community plans are therefore a primary vehicle for carrying out the policies and programs of the Housing Element. To the extent that community plan land use designations limit potential future residential development that might be feasible, they could be considered a constraint to development.

The following table, with information excerpted from the draft General Plan Land Use Element, lists all land use designations that allow or require residential development and what density is expected within each designation.

Where a particular community plan is out of date with respect to land use and transportation issues, the City will work closely with the appropriate community planning group, as well as other interests, to update it. In other situations where the land use plan is adequate, the City will focus on identifying a comprehensive action program to achieve the community's goals beyond land use.

c. Multiple-Species Conservation Program (MSCP) Open Space

In recent years San Diego has established a natural open space system that protects some of the region's unique biodiversity. This system has become a nationwide model and is highly valued by San Diegans because it preserves much of what makes San Diego a special place to live. When the MSCP system was established, some areas that had previously been designated for residential use were redesignated as permanent open space, resulting in the loss of approximately 6,000 potential future residential units, primarily in Otay Mesa. While this has constrained the potential future housing supply, the City of Villages Strategy supports preserving natural open space areas and targeting growth and increasing densities in nodal areas served by transit that can serve as centers of community.

San Diego values its open space, whether it is part of the regional habitat system or an area that provides visual relief and recreational opportunity to neighborhoods and communities. Any future increases in open space acreage that was potentially developable, should be balanced with increases in permitted density in other appropriate areas to avoid constraining housing.



TABLE 23
GENERAL PLAN AND COMMUNITY PLAN LAND USE CATEGORIES

GENERAL PLAN LAND USE	RECOMMENDED COMMUNITY PLAN DESIGNATION	USE CONSIDERATIONS	DESCRIPTION	GENERAL PLAN INTENSITY/DENSITY BUILDING INTENSITY RANGE (DU/AC OR FAR ¹)
RESIDENTIAL ¹	Residential - Very Low		Provides for single-family housing within the lowest density range.	0 - 4 du/ac
	Residential - Low		Provides for both single-family and multifamily housing within a low-density range.	5 - 9 du/ac
	Residential - Low Medium		Provides for both single-family and multifamily housing within a low-medium density range.	10 - 14 du/ac
	Residential - Medium		Provides for both single and multifamily housing within a medium-density range.	15 - 29 du/ac
	Residential - Medium High		Provides for multifamily housing within a medium-high density range.	30 - 44 du/ac
	Residential - Very High		Provides for multifamily housing within a high-density range.	45 - 74 du/ac
MULTIPLE USE	Neighborhood Village	Residential Required	Provides housing in a mixed-use setting and convenience shopping, civic uses as an important component, and services serving an approximate 3-mile radius.	.25+ FAR (upper limit to be determined by the corresponding land use plan and/or associated implementing ordinances) 15 to 44 du/ac
	Community Village	Residential Required	Provides housing in a mixed-use setting and serves the commercial needs of the community at large, including the industrial and business areas. Integration of commercial and residential use is emphasized; civic uses are an important component. Retail, professional/administrative offices, commercial recreation facilities, service businesses, and similar types of uses are allowed.	.25+ FAR (upper limit to be determined by the corresponding land use plan and/or associated implementing ordinances) 30 to 74 du/ac
	Urban Village	Residential Required	Serves the region with many types of uses, including housing, in a high-intensity, mixed-use setting. Integration of commercial and residential use is emphasized; larger, civic uses and facilities are a significant component. Uses include housing, business/professional office, commercial service, and retail.	.25+ FAR (upper limit to be determined by the corresponding land use plan and/or associated implementing ordinances) 30+ du/ac (upper limit to be determined by the corresponding land use plan and associated implementing ordinances)

¹ Density and intensity ranges will be further refined and specified in each community plan within the ranges established in this table. The (+) sign indicates a potential upper limit to implement the villages growth strategy that would be identified and fully evaluated as part of each corresponding community plan where these designations occur, without causing the need for amending the General Plan. For uses located within an airport influence area, the density and intensity ranges should be consistent with the Airport Land Use Compatibility Plan and Air Installation Compatible Use Zone study or steps should be taken to overrule the Airport Land Use Commission.



d. Airport Land Use Compatibility Plans

The San Diego County Regional Airport Authority serves as the state-mandated Airport Land Use Commission (ALUC) for public use and military airports in San Diego County. The purpose of the ALUC is to protect public health, safety and welfare by adopting Airport Land Use Compatibility Plans. The purpose of these compatibility plans is to minimize the public's exposure to excessive noise and safety hazards in Airport Influence Areas (AIAs) near public airports to the extent that these areas are not already devoted to incompatible uses. The compatibility plans do not require any changes to existing land uses.

Compatibility plans contain policies and recommendations addressing land use compatibility in terms of noise, overflight, safety, and airspace protection for properties located in adopted Airport Influence Areas (AIA). The AIA for each airport serves as the boundaries for the adopted compatibility plan. In October 2004, the ALUC adopted compatibility plans in San Diego for the following airports: San Diego International Airport (SDIA), Brown Field, Montgomery Field, and Marine Corps Air Station (MCAS) Miramar.

Within an AIA, state law requires the local jurisdictions to modify their general plans and specific plans to be consistent with the compatibility plans or to take special steps to overrule the ALUC with a two-thirds vote. The intent is to ensure that future land use developments within an adopted AIA are consistent with compatibility criteria included in the compatibility plans. State law requires the City to submit the Housing Element and any future amendments and updates to the General Plan, community plans, and specific plans to the ALUC for a determination of consistency with the adopted compatibility plans.

Consistency With Adopted Airport Land Use Compatibility Plan

The City will review all proposed residential development projects located within an AIA prior to granting project approval to ensure project consistency with all the policies and recommendations in the adopted compatibility plans. Based on an analysis of the identified housing sites and the adopted compatibility plans, the adopted compatibility plans will not preclude the development of housing units on any of the identified sites contained in the inventory. Consistent with adopted compatibility plan policies, there are no proposed future housing sites located in areas above the 65-decibel noise contour line in the vicinity of Brown Field, Montgomery Field, and MCAS, and none located in areas above the 75-decibel noise contour line in the vicinity of SDIA. Consistent with the adopted ALUCP policies and federal regulations, no housing sites are identified in the Runway Protection Zones for Brown Field, Montgomery Field, and SDIA, and none are identified in the Accident Potential Zones near MCAS Miramar.

Where applicable, residential projects located in the AIA are required, as a condition of approval from the City, to provide the appropriate noticing for prospective buyers,



deed restrictions, navigation easements and noise mitigation measures to ensure consistency with the adopted compatibility plans.

The compatibility plans do not allow development projects to exceed the Federal Aviation Administration (FAA) established height limits for airspace protection. The City has adopted the Airport Approach Overlay Zones (AAOZ) to provide supplemental regulations for property surrounding the airport approach path for SDIA. Within the approach area east of SDIA, structures are not permitted to vertically encroach within 50 feet of the FAA established approach path. The areas west of SDIA are within the Coastal Height Limit Overlay Zone, which already limits structures to 30 feet.

It is difficult and speculative to determine whether the FAA or AAOZ height limits would limit the number of units for a future development project since allowable structure height for any specific development site in an AIA is dependent on the adopted zone and regulations, ground elevation and distance from an airport.

Although it may be technically feasible for a project with small unit sizes to meet the density maximums, it may not be economically feasible to build smaller units.

Therefore, residential densities for future projects close to an airport could be affected by the FAA or the AAOZ height limits. The inventory includes only one site which is in review that could be affected by the airspace-related height limits.

Within the approach path area for SDIA, the adopted compatibility plan places conditions on intensity for residential uses to ensure that a proposed development does not exceed 110 percent of the average intensity of existing uses within a one-quarter (1/4) mile radius of the proposed development. Although the intensity limitation could potentially affect 922 potential infill units in Centre City, this is unlikely because the existing residential density is approximately 100 units per acre in this area of Centre City and the average density for the 922 potentially impacted infill units identified in the sites inventory is only 97 units per acre.

Consistency With Draft Airport Land Use Compatibility Plan

State law requires the City to submit the General Plan, including the Housing Element, community plans, and specific plans to the ALUC for a determination of consistency with the adoption of updated compatibility plans. As of the time of the writing of this Housing Element, the Airport Authority, in its capacity as the ALUC for San Diego County, is in the process of preparing updated Airport Land Use Compatibility Plans addressing each public-use and military airport in the county. While the ALUC has not yet adopted the draft compatibility plans, the most recent public review drafts indicate that the City may be required to amend the General Plan, community plans, development regulations and zoning ordinances to reduce or eliminate residential designations in several areas to be consistent with the residential density criteria listed in the compatibility plan for each airport. This could potentially reduce the number of future housing units built in these areas. In certain areas, the draft compatibility plan criteria does not allow for any new multifamily residential development. Multifamily residential and multiple-use designated areas within the



community planning areas surrounding San Diego International Airport are most likely to be affected by the draft compatibility plans.

At the present time [2006], with the draft compatibility plans still being revised and not yet adopted, it is premature to accurately estimate the number of potential housing units designated in adopted community plans that may not be able to be built near the airports. The City will continue to provide constructive input to the ALUC regarding the draft compatibility plans and will work to reduce potential impacts to future housing opportunities by developing criteria for infill development. If a significant number of potential housing units can not be built due to the need to maintain consistency with future compatibility plans, the City will, as part of the general/community plan amendment or update process, attempt to replace these unbuildable units in other areas of the affected community or other communities within the City.

e. Military Housing Plans

Portions of several military bases in San Diego, away from runways and sensitive uses, are used for housing military personnel. A portion of Miramar Marine Air Station has been proposed for a large on-base residential area with over 1,000 units. No further San Diego bases are scheduled to close in the 2005-2010 timeframe, so no non-military uses are anticipated on these lands in the near future.

2. Land Use Controls/ Zoning and Land Development Code

The City's zoning regulations are its primary tool to regulate the location, intensity, site planning and design of urban land uses including housing. In recognition of the complexity of San Diego's zoning code and its impact on development processing, in 1993, the City embarked on an update of the zoning code. The update has been completed and is called the "Land Development Code." In October 1999, the City Council adopted the Land Development Code; final certification by the California Coastal Commission occurred in November 1999, and went into effect on January 1, 2000.

With respect to its impact on housing affordability issues, the new Land Development Code reduces review process procedure requirements for single-family and multifamily residential development and, under certain conditions, makes the development process less time consuming and more predictable. In addition, programs have been introduced to reduce the costs of development review for certain housing projects (e.g., the Affordable Housing Expedite Program) and allow provisions for alternative housing types such as townhouse units and small lot developments.

Overall, the Land Development Code simplifies the citywide zoning approach by identifying types of zones (e.g., residential, commercial) and categories within those types (e.g., residential multifamily, commercial neighborhood). These designators are combined with a "package" of uses and a "package" of development regulations.



Combinations of zone use packages and development regulation packages can be tailored to a community's land use needs.

It creates new transit-oriented zones including the Urban Village Overlay Zone, Small Lot Zone and Townhouse Zone in order to encourage higher-density, transit-oriented development. Additionally, multiple-unit developments proposed for a legally-created lot are now permitted through a ministerial action to enable an owner to generate the maximum number of units permitted by the designated zoning. A threshold requirement, which required multiple-unit projects exceeding the threshold to obtain a discretionary land use permit, was eliminated. However, multiple-unit developments involving lot consolidation must still obtain a discretionary permit if they exceed a specified threshold.

The revised regulations also codify adopted policies or clarify regulations that provide mechanisms for encouraging higher-density mixed-use development through the use of zones, overlays, and transit corridors that offer other forms of housing. Through these changes, potential affordable housing developments would be encouraged. Mixed-use developments still require a discretionary land use permit in order to help assure high design quality. Provisions in the Land Development Code are designed to allow and encourage residential developments to achieve the maximum number of units permitted by the underlying zone. Height limits contained within zones are described later in this constraints discussion.

a. Citywide Zones

Residential Zones

Residential zoning, applied to be consistent with adopted community plans, ranges from single family zoning (where one unit per lot is allowed, but the lot sizes identified in the zone vary greatly) to multifamily zoning, where a lot of a particular size can be occupied by a few, or by many, dwelling units – depending on the zone applied to that lot. The following table displays citywide residential zones, what density is allowed within them, how many acres are covered by that zone in the City, and the community typology (shown in Figure x) encompassed. This table does not include residential zones of (PDOs).



TABLE 24
CITYWIDE RESIDENTIAL ZONES

ZONE	ALLOWABLE DENSITY	ACRES ZONED	COMMUNITY TYPOLOGY
AR (agricultural- residential)	1 dwelling unit/1 or 10-acre lot	44,162.0	Master Planned Suburban, including permanent agricultural areas
RE (residential-estate)	1 dwelling unit/ 1, 5, or 10-acre lot	0.0	n/a
RS (residential-single unit)	1 dwelling unit/lot size of 40,000 sq ft, 20,000 sq ft, 15,000 sq ft, 10,000 sq ft, 8,000 sq ft, 6,000 sq ft, and 5,000 sq ft	76,833.2	Found citywide in all communities. RS zones are often used in PDO areas.
RX (residential-small lot) and RT (residential-townhouse)	1 dwelling unit/lot size of 4,000 sq ft and 3,000 sq ft (RX) and 1 dwelling unit/lot size of 3,500 sq ft, 3,000 sq ft, 2,500 sq ft and 2,200 sq ft	692.52	More than 90% found in Master Planned Suburban as alternative subdivision format
RM-1 (multifamily residential)	1 dwelling unit/3,000, 2,500 and 2,000 sq ft of lot area	7,869.34	Largest acreage found in Post World War II Suburban communities, though distributed through all communities. Significant multifamily acreage in PDO zones in all typologies
RM-2 (multifamily residential)	1 dwelling unit/1,750, 1,500 and 1,250 sq ft of lot area	4,068.53	Largest acreage found in Post World War II Suburban communities and Master Planned Suburban communities, though distributed throughout all typologies. Significant multifamily acreage in PDO zones in all typologies.
RM-3 (multifamily residential)	1 dwelling unit/1,000, 800 and 600 sq ft of lot area	1,957.39	More than 70% found in Post World War II Suburban communities and most of the remaining acres in Coastal communities. Some PDO zones contain this density in Coastal and Pre World War II typologies
RM-4 (multifamily residential)	1 dwelling unit/400 and 200 sq ft of lot area	100.4	Primarily in Post World War II Suburban communities, also in Coastal communities
RM-5 (multifamily residential)	1 dwelling unit/1,000 sq ft of lot area	36.28	Acreage in both Coastal and Post World War II Suburban communities



Commercial and Mixed-Use Zones Allowing or Requiring Residential Development

Residential uses are also allowed in a variety of commercial zones. Adopted land use plans have long identified areas within communities that are designated for commercial uses where the introduction of residential uses creates vibrant activity areas. The City of Villages Strategy in the General Plan is supportive of mixing multifamily residential, commercial, and public uses or placing them in close proximity to each other. There are a number of zones in the Land Development Code that accomplish this purpose and that can be applied when mixes of land use are identified in a community plan. The following table displays the citywide zones other than residential zones where residential development can occur, what density is allowed within them, how many acres are covered by that zone in the City, and the community typology (shown on **Figure 5**) encompassed.

TABLE 25
CITYWIDE ZONES ALLOWING RESIDENTIAL DEVELOPMENT

ZONE	ALLOWABLE RESIDENTIAL DENSITY	ACRES ZONED	COMMUNITY TYPOLOGY
CR (Commercial-Regional)	1 Dwelling Unit/1,500 Sq Ft Of Lot Area	266.41	More Than 70% Found In Coastal Communities And The Remainder In Pre World War II Communities
CO (Commercial-Office)	1 Dwelling Unit/1,000 Or 1,500 Sq Ft Of Lot Area	684.75	Found In All Typologies Except Pre World War II Communities
CV (Commercial –Visitor)	1 Dwelling Unit/1,500 Sq Ft Of Lot Area	500.8	Found In All Typologies, Although Minimally In Pre World War II Communities
CC (Community –Commercial)	1 Dwelling Unit/1,500 Sq Ft Of Lot Area	3929.09	Distributed Among All Typologies
Cn (Commercial-Neighborhood)	1 Dwelling Unit/1500 Sq Ft Of Lot Area	441.85	More Than 50% Found In Post World War II Suburban Communities And 25% In Master Planned Suburban Communities

**b. Overlay Zones**

In addition to the citywide zones that accommodate residential development described above, the City's Land Development Code includes some provisions intended to provide increased flexibility in developing residential developments in certain circumstances.

- Urban Village Overlay Zone - Provides opportunity for residential development in compact form, new transit and with pedestrian amenities, at a density of at least 18 dwelling units/acre;
- Transit Area Overlay Zone - Applied in areas where there is a high level of transit service, with lower parking demand, leading to lower off-street parking requirements;
- Parking Impact Overlay Zone - Applied in coastal, beach and campus areas that have parking impacts, with high parking demand, increasing off-street parking requirements;
- Residential Tandem Parking Overlay Zone - Applied in areas where tandem parking may be counted as two parking spaces, increasing efficiency in lot or building area devoted to parking; and
- Airport Environs Overlay Zone - Identify areas surrounding airports where future development must be evaluated for compatibility with airport operations.

(See Section "e" below for a discussion of height overlay zones.)

c. Planned District Ordinances

San Diego has over 20 individual Planned District Ordinances (PDOs) in addition to the citywide zoning in the Land Development Code. The PDOs were developed primarily in the 1970s and 1980s to respond to outdated and inflexible citywide zoning regulations. They replace underlying base zoning with tailored zones and development regulations. The PDOs often introduced cutting edge concepts to address community-specific issues identified in community plans that were updated concurrently with the development of the PDO.

The number of PDOs grew over time and replaced zoning in more than one-third of the City's communities. During the Land Development Code update process, the need for a better organized, easier-to-implement, less complex zoning system (i.e., reducing the 20+ sets of regulations in the City). It was recognized that the development of new citywide zones should take advantage of the advances that had been made in the PDOs. Many of the "use packages" and "development regulation packages" were based on existing PDO commercial and mixed-use zones.



Some PDOs also include residential zones: Mid-City Communities (Greater North Park and Uptown communities), Barrio Logan, La Jolla and La Jolla Shores, Greater Golden Hill, Central Urbanized (Eastern Area, Kensington-Talmadge, City Heights and Normal Heights), San Ysidro, Southeastern San Diego, Mission Beach, Carmel Valley, and others.

In many instances the areas within PDOs that permit residential development and the residential densities permitted in the PDOs are very similar to those allowed by citywide zoning, or even utilize citywide multifamily zones. In most cases, the differences from citywide zoning are limited to design guidelines and specific provisions intended to protect historical, archaeological or natural resources. The Land Development Code citywide zones address the same issues and are intended to provide the zoning protections and opportunities as the PDOs, but in a manner that allows communities with similar characteristics to utilize the same consistently written and easy to understand format and processes. Consistent development regulations for areas with similar development characteristics will allow quicker and more accurate project reviews and may result in cost and time savings for developers who can focus on creating the best design for a particular site rather than on meeting minimally different regulations.

There will be a continuing long-term role for PDOs in certain communities with unique characteristics. Two planned districts that have density limitations that differ significantly from citywide zoning are the Centre City Planned District and the Mission Beach Planned District. In Centre City (Downtown), development intensity is limited by floor area ratios rather than units per acre. Much higher densities are permitted in this area than any other area of the City. Bonuses are allowed for projects that provide affordable housing on-site or provide other amenities. In some cases more than 500 residential units can be built on a single block Downtown. Mission Beach has much smaller single-family lots than are permitted elsewhere, achieving typical multifamily densities. One unit per 1,000 or 1,200 square feet of lot area is allowed in Mission Beach as compared to a standard lot size of 5,000 square feet in most of the City. The Old Town San Diego community is an example of an area with unique historical resources and a need for special zoning regulations.

The City is embarking on a program to expand the utilization of existing citywide zoning where feasible and to convert as many of the PDOs as possible over the next few years where citywide zoning can provide the same level of protection to existing and desired community design character as the PDOs provide. Many of the reviews and conversions of PDOs will happen concurrently with community plan updates. Even after this program is complete, it is anticipated that PDOs will remain in the Centre City area and a few other areas with unique historical resources and/or unique existing lot and development patterns.



(See Table 26 below for PDOs containing zones that allow or require residential development.)

TABLE 26
PLANNED DISTRICT ORDINANCES ALLOWING MULTIFAMILY RESIDENTIAL DEVELOPMENT

PDO	ALLOWABLE RESIDENTIAL DENSITY	ACRES ZONED	COMMUNITY TYPOLOGY
BARRIO LOGAN	29-44 Units/Acre In Mixed-Use Zones	307	Pre World War II
CENTRAL URBANIZED	15-109 Units/Acre In Multi-Family And Mixed-Use Zones	689	Pre World War II
CENTRE CITY	Multifamily Density Based On Floor Area Ratio Allocations	749	Downtown
CARMEL VALLEY	15-60 Units/Acre In Multi-Family And Mixed-Use Zones	691	Master Planned Suburban
GREATER GOLDEN HILL	15-73 Units/Acre In Multi-Family And Mixed-Use Zones	463.42	Pre World War II
LA JOLLA	29 Units/Acre In Multifamily And Mixed-Use Zones	244	Coastal
LA JOLLA SHORES	20-44 Units/Acre In Multi-Family And Mixed-Use Zones	49	Coastal
MID-CITY COMMUNITIES	15-109 Units/Acre In Multi-Family And Mixed-Use Zones	2,519	Pre World War II
MISSION BEACH	36 Units/Acre In Multifamily And Mixed-Use Zones	195	Coastal
MISSION VALLEY	18-70 Units/Acre In Multi-Family And Mixed-Use Zones	1,042	Newer Urban
MOUNT HOPE	29 Units/Acre In Multifamily Zones	27	Pre World War II
OLD TOWN	25 Units/Acre In Multifamily And Mixed-Use Zones	145	Pre World War II
SOUTHEASTERN SAN DIEGO	15-29 Units/Acre In Multi-Family Zones	2,467	Pre World War II



d. Parking Requirements

The general parking requirements for residential developments in the City of San Diego were established to set parking requirements no higher than necessary to accommodate demand for most projects (85 percentile) based upon local and national parking studies. The basic parking requirements for multifamily housing are 1.25 spaces for studio apartments, 1.5 spaces for one bedroom apartments, two spaces per two bedroom apartment and 2.25 spaces for apartments with three or more bedrooms. The parking requirement for single family houses is two spaces. Parking required for senior housing projects is one space per unit.

There are also parking regulations to address specific situations and conditions including parking space requirement reductions of one quarter space per unit in transit areas and very-low income areas and increased parking requirements of one quarter space per unit in campus and beach areas (parking impact zones). Other special parking regulations include shared parking for mixed-use projects, lower parking requirements for some uses in older pedestrian-oriented communities, and tandem parking. The Downtown area has significantly lower parking requirements than other areas and very-low parking requirements apply to Downtown single-room occupancy hotels.

See Table 27 below for Multifamily Parking Ratios. The type of parking that makes economic sense to build for residential projects and mixed-use projects with a residential component is dependent on allowable density and prevailing land costs. Surface parking is used in low- and low-moderate density areas and where land values are lowest. Structured parking is used in medium to medium-high density areas and where land values are high enough to support construction of structured parking. Underground parking is primarily used in high-density mid- to high-rise projects Downtown and a few other communities including Uptown and North University City where land values and allowed densities are highest.

The cost of providing structured or underground parking in high land value areas is a key factor making it difficult to build affordable housing in these areas. Affordable housing in San Diego is most economically built at densities of 15-45 dwelling units per acre where type five wood construction and surface parking are used. Use of structured or underground parking for affordable housing is feasible only with very large subsidies.



TABLE 27
LAND DEVELOPMENT CODE SECTION 142.0525
MULTIFAMILY PARKING REGULATIONS

Table 142-05C
 Minimum Required Parking Spaces for
 Multiple Dwelling Units and Related and Accessory Uses

Multiple Dwelling Unit Type and Related and Accessory Uses	Automobile Spaces Required Per Dwelling Unit (Unless Otherwise Indicated)			Motorcycle Spaces Required Per Dwelling Unit	Bicycle ⁽⁵⁾ Spaces Required Per Dwelling Unit
	Basic ⁽¹⁾	Transit Area ⁽²⁾ or Very-Low-Income ⁽³⁾	Parking Impact ⁽⁴⁾		
Studio up to 400 square feet	1.25	1.0	1.5	0.05	0.3
1 bedroom or studio over 400 square feet	1.5	1.25	1.75	0.1	0.4
2 bedrooms	2.0	1.75	2.25	0.1	0.5
3-4 bedrooms	2.25	2.0	2.5	0.1	0.6
5+ bedrooms	2.25	2.0	(See footnote 6)	0.2	1.0
Condominium conversion ⁽⁸⁾					
1 bedroom or studio over 400 Square feet	1.0	0.75	1.25	N/A	N/A
2 bedrooms	1.25	1.0	1.5	N/A	N/A
3 + bedrooms	1.5	1.25	1.75	N/A	N/A
Rooming and boarding house	1.0 per boarder	0.75 per boarder	1.0 per boarder	0.05 per boarder	0.30 per boarder
Residential care facility (6 or fewer persons)	1 per 3 beds or per permit	1 per 4 beds or per permit	1 per 3 beds or per permit	N/A	N/A
Transitional Housing (6 or fewer persons)	1 per 3 beds or per permit	1 per 4 beds or per permit	1 per 3 beds or per permit	N/A	N/A
Accessory uses (Spaces per square feet ⁽⁷⁾)	Retail Sales: 2.5 per 1,000 Eating and Drinking Estb.: 5 per 1,000	Retail Sales: 2.5 per 1,000 Eating and Drinking Estb.: 5 per 1,000	Retail Sales: 2.5 per 1,000 Eating and Drinking Estb.: 5 per 1,000	N/A	N/A

Footnotes for Table 142-05C:

¹ Basic. The basic parking ratio applies to *development* that does not qualify for the *transit area* parking ratio or the *very-low-income* parking ratio and that is at least partially within a Parking Impact Area as described in Chapter 13, Article 2, Division 8 (Parking Impact Overlay Zone). *Development* qualifying for either the *transit area* or *very-low-income* parking ratio that are also within a Parking Impact Area shall also use the basic parking ratio.

² Transit Area. The *transit area* parking ratio applies to *development* that is at least partially within a *transit area* as described in Chapter 13, Article 2, Division 10 (Transit Area Overlay Zone) or that is subject to Chapter 13, Article 2, Division 11 (Urban Village Overlay Zone).

³ Very-Low-Income. The *very-low-income* parking ratio applies to dwelling units limited to occupancy by *very-low-income* households and *development* covered by an agreement with the San Diego Housing Commission pursuant to Chapter 14, Article 3, Division 7 (Affordable Housing Density Bonus Regulations).

⁴ Parking Impact. The parking impact ratio applies to *development* that is at least partially within a designated beach impact area or a campus impact area as described in Chapter 13, Article 2, Division 8 (Parking Impact Overlay Zone), unless otherwise noted.

⁵ Bicycle. Bicycle racks are not required for a dwelling unit with a garage accessible only by residents of the dwelling unit.

⁶ 5+ Bedrooms in Parking Impact Areas. Beach impact area: 2.5 spaces per dwelling unit. Campus impact area: 1 space per bedroom.

⁷ Accessory Uses. Square footage includes *gross floor area* plus *floor area* that is below *grade* and excludes *floor area* devoted to parking.

⁸ Condominium conversion. Existing parking located in required front yards shall not be counted toward meeting the required minimum number of parking spaces.



The cost of providing structured or underground parking in high land value areas is a key factor making it difficult to build affordable housing in these areas. Affordable housing in San Diego is most economically built at densities of 15-45 dwelling units per acre where type five wood construction and surface parking are used. Use of structured or underground parking for affordable housing is feasible only with very large subsidies.

Recent attempts to reduce parking requirements, particularly for affordable housing developments and for housing near transit facilities, have not been supported by the City Council due to strong resistance from community groups and residents who believe that the availability of on-street parking would be negatively impacted by a reduction in parking requirements.

e. Height Regulations

Limitations on structure height in the City are from several sources: limitations in base zones and overlay zone restrictions.

In general, the density limitations that accompany specific residential and mixed-use zones, rather than height limits, are the primary limiting factor regarding how many units per acre can be built in San Diego. When zones are developed with height limits, consideration is given to how the allowable density and the height will work together to fulfill the zone and community plan intent: in most instances, it would not be possible to exceed the height limits that accompany specific zones, given the density limitations for those zones.

Height overlay zones affect approximately 38,567 acres of the City. The one that most significantly constrains residential development went into effect in December 1972, following a public referendum. This voter-adopted rule ("Proposition D" – incorporated into the Land Development Code as the Coastal Height Limit Overlay Zone) sets a 30-foot height limit on all buildings within the area of the City west of Interstate 5, except for Downtown. Only a subsequent vote of the people can grant exceptions to this limit. This limit significantly restricts the potential to build densities above 43 dwelling units per acre in this part of the City. The ordinance is unlikely to be repealed at any point in the foreseeable future, although specific projects could request a public vote. Despite the height limitation, much multifamily housing is being built in this area at densities of 15-43 dwelling units per acre.

A special height limit was also adopted in 1997 for the Clairemont Mesa community. It supersedes an earlier height limitation in West Clairemont which was enacted in 1972 in response to opposition to tall buildings in the community. This overlay zone limits most multifamily residential heights in that community to 30 or 35 feet although the City Council can allow deviations from these limits.



In communities with and without height overlay zones or with height restrictions in the base zones themselves, there has been opposition to structures that are being proposed within the regulatory allowances. This has been true in projects where communities express a preference for two stories instead of three stories, and also in areas where communities want six stories instead of ten stories.

f. Regulations Applying to Persons with Disabilities and Special Needs

The San Diego Municipal Code defines family as being “two or more persons related through blood, marriage, or legal adoption or joined through a judicial or administrative order of placement or guardianship; or unrelated persons who jointly occupy and have equal access to all areas of a dwelling unit and who function together as an integrated economic unit.” There are many special types of dwelling units permitted in San Diego to serve the families composed of unrelated individuals. These include facilities for Boarders and Lodgers, Companion Units, Employee Housing, Dormitories and Student Housing, Guest Quarters, Senior Housing, Watchkeepers Quarters, Live/Work Quarters, Emergency Shelters, Transitional Housing and Residential Care Facilities.

San Diego has adopted an application procedure and deviation process to allow consideration of reasonable accommodation in instances where existing zoning regulations preclude residential development for persons with disabilities. The intent is to remove barriers to reasonable accommodation and to evaluate individual requests for reasonable accommodation on a case-by-case basis. Deviations from setback, parking, floor area ratio, building envelope and accessory structure requirements can be sought through this process. This process was designed to be consistent with the Federal Fair Housing Act and the California Fair Employment and Housing Act. The regulations were developed with extensive input from advocates for the disabled regarding the deviations that are most commonly required to provide reasonable accommodation to improve accessibility and visitability. To date the most commonly requested deviation has been setback variances to allow placement of elevators or ramps.

The list above includes diverse special housing categories. There are regulations for where each of these types of uses can be allowed. For example, housing specifically designed for seniors is required to be located in areas proximate to services that seniors, who often have limited mobility, need such as medical facilities and grocery stores. For the most part, the regulations do not significantly constrain the ability to locate these facilities. Formerly there were locational restrictions regarding where Emergency Shelters and Transitional Housing could be located. These were removed in 1998, in response to the Kevin Hoffmaster vs. City of San Diego case which was settled in 1998. The City Attorney subsequently determined that the City’s Residential Care Facility Ordinance complies with reasonable accommodation requirements in the Federal Fair Housing Act and similar state legal requirements.



Some locational restrictions continue to apply to Residential Care Facilities and Companion Units.

Residential Care Facilities in San Diego are defined as facilities that provide in-house treatment or rehabilitation programs on a 24-hour basis. These include drug and alcohol rehabilitation and recovery facilities. These facilities are permitted in a number of different commercial and residential zones. Residential care facilities with six or fewer beds do not require any discretionary permits and have no locational limitations in the zones where they are allowed. Those with seven or more beds must be processed through a conditional use permit and are not permitted to be located within one-quarter mile of each other. One off-street parking space is required per employee. The most significant constraint in locating larger residential care facilities is community opposition, which is often intense when these types of facilities are proposed.

g. Companion Unit Regulations

Companion Units (sometimes known as Second Units) are permitted in single-family zones through a ministerial review process but must be located on lots that are at least twice as large as the minimum sized lot that is permitted by zoning. This lot size restriction is a significant factor in limiting the areas where companion units can be located ministerially. Consideration of companion unit proposals on lots that do not meet the lot size requirement are allowed, however, through a discretionary process which would allow a variance or deviation from this standard. One off-street parking space is required for each bedroom in a companion unit.

Widespread and intense community opposition to residential care facilities and companion units make it unlikely that the remaining limitations on locating these uses can be further eased in the next few years.

h. Building Code Requirements

San Diego has adopted the 2001 California Uniform Building Code with a few minor modifications. The modifications relate to technical details of roofing requirements, foundations and retaining walls, demolition and removal regulations, plumbing fixtures and construction in the public right-of-way. A review of these regulations does not reveal any differences from the standard California Building Code that would significantly impact the cost or supply of housing. San Diego has also adopted (with minor exceptions) the Uniform Mechanical Code, Uniform Plumbing Code and National Electrical Code.

A description of enforcement procedures is provided in the Goal 2 discussion in this document. The City utilizes a “carrot and stick” approach by coordinating building code enforcement with housing rehabilitation programs. Property owners are encouraged to participate in self-help workshops on housing maintenance.



While individual building code requirements can impede development of affordable housing, San Diego has adopted several pioneering policies to allow “code equivalent” substitutes in order to reduce costs. San Diego has been a leader in promoting, permitting and building special types of residential units for individuals that are smaller than and have fewer amenities than standard housing units, for example, Single Room Occupancy (SRO) Hotels and Living Units.

San Diego also uses the State Historic Building Code for designated historical properties to ease restrictions that may prohibit reuse of important historical structures. There have been a number of historical structures that have utilized this code and have been rehabilitated and converted to housing units.

i. Site Improvements

“On-site” improvements include facilities such as streets, sidewalks, storm water and sanitary sewers, water lines and other utilities which directly serve the site being developed. “Off-site” improvements include facilities to accommodate traffic, recreational, public safety and other demands generated by a development. The City of San Diego requires developers to provide necessary on-site improvements as part of the total project development. Similarly, the City also requires developers to provide necessary off-site improvements either directly or indirectly through the payment of Development Impact Fees (DIFs) or Facilities Benefit Assessments (FBAs). The DIFs and FBAs are discussed in the “Impact Fees” section.

In 2002, the City’s Street Design Manual was comprehensively updated. Whereas previous street design manuals were primarily concerned with the efficient movement of cars, the revised manual contains guidelines addressing pedestrian needs, street trees, traffic calming, bicycle facilities, transit needs and storm water runoff. The overall required right-of-way for new residential streets was not changed. While the curb-to-curb width requirement was reduced by four feet, the area devoted to sidewalks was increased by four feet. Overall right-of-way required for new local residential streets is 50-60 feet and for collector streets required right-of-way ranges from 60-86 feet.

The required street standards and site improvements are not a significant factor in the provision of new housing supply and affordable housing in San Diego because the standards have been largely unchanged for many years and are well established and understood by developers. In addition, the City is largely urbanized and in the future most new housing, including nearly all affordable housing, will be built in existing areas where streets and other site improvements are already in place.



3. Permit and Project Processing Procedures

a. General Processing Procedures

The City of San Diego has taken many steps to expedite project processing as described under Goal 3 of this document because a lengthy review process is often cited as a significant constraint in developing housing, particularly affordable housing. Larger and more complex projects often need to go through a discretionary review process due to their need for design flexibility; community desire to review and provide input on development projects; and the environmental issues associated with development including traffic, open space protection and protecting historical character. The City has five types of review processes for residential (and other) development projects. These are shown in the following table:

The determination of which process a residential or mixed-use project must go through depends on the size and complexity of the proposal and the degree to which discretionary actions, deviations and variances from adopted codes are requested. Projects that involve rezonings or plan amendments must be approved by the City Council. Some Planned Development Permits require Planning Commission approval, while others can be approved by a Hearing Officer.

The Development Services Department has worked steadily to reduce backlog and permit processing times. It has had some success, most notably with its Affordable Housing Expedite Program, which has won wide praise from developers. Nevertheless, lengthy permit processing times continue to be cited as a significant constraint on development.

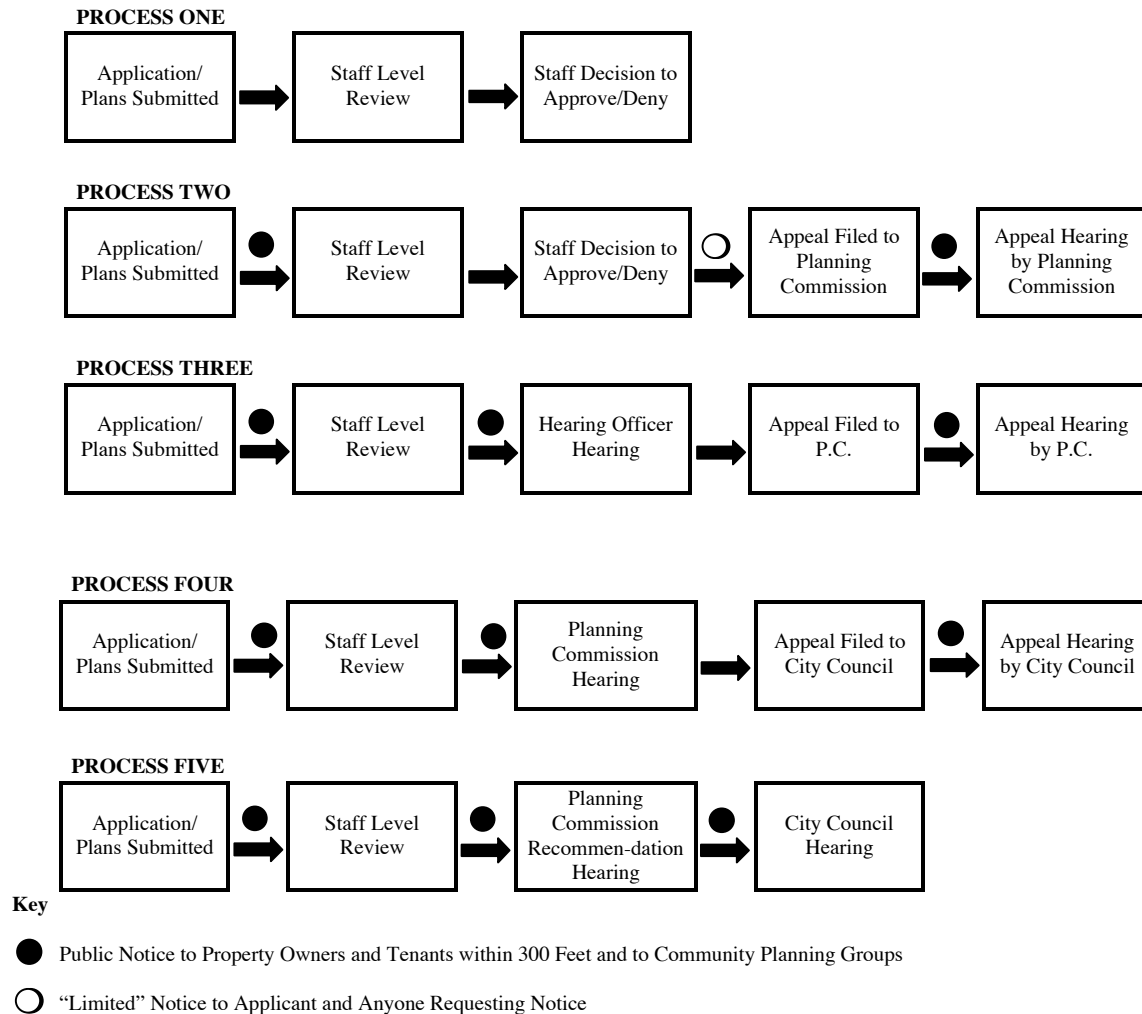
A Technical Advisory Committee has been formed and has been actively advising Development Services on project processing issues. The goal of this group is to streamline processing, reduce project review time and increase certainty in the review process.

Development Services, starting in July 2003, increased its focus on improving customer service. In previous years, the primary focus for Development Services was operational improvement through the implementation of “Process 2000” and organization restructuring including the consolidation of project management functions into one division, use of multi-disciplinary teams for plan reviews, and development of a new computer system called the Project Tracking System (PTS) that supports the improved process. With the department’s process improvements substantially completed, and the department financially stable, greater effort can now be focused on improving customer service.



TABLE 28
LAND DEVELOPMENT CODE SECTION 112.0501
OVERVIEW OF DECISIONS PROCESSES

Diagram 112-05A
Decision Processes with Notices





In 2006, Development Services undertook a departmental Business Process Reengineering (as did a number of other City departments.) The reengineering focuses on rethinking from the ground up, finding more efficient ways of working and eliminating work that is unnecessary. It focuses on optimizing efforts and getting rid of non value-added activities. The processes being reviewed include input on discretionary projects and the discretionary and environmental review processes. Goals include managing the process to reduce delays and costs to projects while assuring public involvement and resolving conflicts and moving projects to a decision as quickly and predictably as possible.

b. Planned Development Permits

The City permits residential and other developments to vary from standard zoning requirements through the optional Planned Development Permit (PDP) process. This discretionary process allows substantially increased flexibility in developing site plans for residential and mixed-use projects to achieve imaginative and innovative design. The PDPs are usually used for larger projects, phased projects, and for projects which are located in areas with a mix of zones. The PDP allows the density allowed by the various zones on different parcels to be spread throughout the site. It also allows density to be clustered on portions of the site, allowing opportunity for different product types, and providing the ability to utilize all the development potential allocated to the site while providing on-site public facilities or open space and resource protection.

4. Fees and Exactions

During the post-Proposition 13 era, residential developers have been required to pay an increasing share of the actual cost to process development projects and, more significantly, to pay for infrastructure and services required by new development. The City's fee structure reflects a philosophy of requiring new development to pay for itself and to allow the City to recover its costs for processing development proposals. Ultimately, depending on market and economic conditions, a portion of fees is passed on to homebuyers and renters.

Although fees have been cited as one of the significant factors causing high housing prices in San Diego many housing market observers believe that the market sets the price of housing regardless of prevailing fees. It is very difficult to discern a difference in price between comparable homes in neighboring communities that have significantly different fees. Of the fees described below, development impact fees are the most significant, most variable and most likely to have an impact on the cost of housing.



a. Development Impact Fees (DIFs) and Facilities Benefit Assessments (FBAs)

The most significant fees associated with new residential development are the fees to pay for infrastructure and public facilities required by new development. In the City's designated Planned Urbanizing Areas, in order to finance the public facilities which will be needed for new development, builders of residential housing are required to pay a Facilities Benefit Assessment (FBA). The FBAs are calculated based on the number of units constructed and the estimated cost of the needed facilities. In the older urbanized areas of the City, builders are required to pay Development Impact Fees (DIFs), which are to mitigate the impact of the development on existing public facilities.

The DIF and FBA fees vary widely from community to community within the City. In FY 2006 they ranged from a high of more than \$75,000 per single-family unit in the Del Mar Mesa community to less than \$1,000 per unit in the Barrio Logan Community. Typical FBA fees in newly developing communities are approximately \$20,000-\$50,000 per single-family unit and \$15,000-\$40,000 per multifamily unit. Typical DIF fees in older urbanizing communities are much lower, averaging about \$5,000 per unit. The highest fees are in the more remote and lowest-density areas of the City where the per-unit cost for roads and utilities are much higher than in more developed centrally located areas.

b. Inclusionary Requirement/In-Lieu Fee

In order to encourage diverse and balanced neighborhoods with housing available for households of all income levels, the City has an inclusionary affordable housing requirement on nearly all new residential development.

For most of the City (excepting portions of the North City Future Urbanizing Area) the ordinance requires that ten percent of the units in a given development be affordable to low-income renters or buyers. Developers are also offered the option of paying a fee, in lieu of providing the units. Since this law went into effect, most developers have elected to pay the fee, as it was much less costly than building the units. It remains to be seen if this will continue to be the case, however, as the fee is scheduled to rise sharply over the next few years.

In the North City Future Urbanizing Area, developers are required to set aside no less than 20 percent of their units for families earning no more than 65 percent of the AMI, or they may donate to the City developable land of equivalent value. The in-lieu fee option is not available in this area.

Developers have opposed the City's inclusionary requirements, saying that they increase development costs and inhibit construction of new housing. However, there is no clear evidence that housing prices in San Diego County areas with



inclusionary requirements are higher than those in areas without such requirements. Evidence is also lacking that construction has been reduced in areas with inclusionary requirements.

c. Citywide Housing Impact Fee

This is a fee that non-residential development is required to pay. These fees are deposited into the San Diego Housing Trust Fund to help meet affordable housing needs in San Diego. This fee ranges from \$1.06 per square foot for office and \$.64 per square foot for hotel, retail and manufacturing to \$.27 per square foot for warehouses.

d. Planning Fees

These fees, known in San Diego as Development & Policy Approval/Permit Fees, are applied to discretionary projects proposing land use actions such as plan amendments, rezonings, discretionary permits, development agreements and subdivision maps. All the actions listed above currently require an initial deposit of \$8,000. The actual cost to the developer depends on the amount of time necessary for staff to process the application. All costs to the City to process the proposal are recovered by the developer's initial and subsequent deposits. The average total deposit account charges for 47 affordable/Sustainable Building Expedite Projects completed since early 2004, was \$34,667.46. These projects varied widely and many included typical land use actions such as plan amendments, rezonings and subdivision maps.

e. Construction Permit Fees

Fees are collected for construction permits (building permits). The fees vary depending on the size and complexity of a project. In 2006, at the time of project submittal, residential projects pay a land development review fee of \$489 (single-family), \$734 (multifamily) and a plan check fee based on square footage. In 2006, this plan check fee was \$1,577 for a 1,500 square-foot home and \$2,297 for a 3,000 square-foot home. At the time of permit issuance these projects pay an additional building permit fee of \$1,183 and \$1,810 respectively. In addition, school fees, County Water Authority fees, water and sewer capacity and installation fees and fire plan check fees are assessed at the time of permit issuance based on project size and complexity.

f. Park and Recreational Facilities Fees

In addition to DIFs/FBAs, builders of new housing are required to pay a per-unit fee to be used for the acquisition and maintenance of park and recreational facilities. The fees are as follows:



- For multifamily dwellings—\$75 per unit
- For single-family dwellings—\$100 per unit

These fees are much lower than the true cost of providing park and recreation facilities, and are part of the reason that the City now has a public facilities deficit, which is estimated at more than \$2.5 billion (2002). Higher fees have been proposed but are controversial because higher development fees may slow or stop construction or raise the cost of new housing.

B. NONGOVERNMENTAL CONSTRAINTS

1. Price of Land

The price of land in San Diego has risen very rapidly in the last decade and is the leading contributor to the very high housing prices in this area. Land prices make it very difficult for developers to build housing for the lower and middle portions of the market. The City has examined the possibility of utilizing City-owned land as one way to facilitate the development of low-income housing. However, there are very few suitable City-owned parcels available for this purpose.

2. Building Material Costs

The cost of many construction materials has gone up much more rapidly than the overall inflation rate during the past few years. This has particularly been a problem for the higher-density types of residential development occurring in the Downtown and a few other parts of the City.

3. Environmental Justice

Environmental justice is defined in state planning law as the fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies. The City of San Diego, as expressed in policies in the Housing and other elements of the General Plan, is committed to the principle that no racial, ethnic, or economic minority shall bear a disproportionate share of the negative environmental effects of development.

4. Condominium Defect Litigation

Rampant condominium defect litigation greatly reduced the construction of attached units in the late 1990s. Changes in state law that lowered the risks to builders somewhat, as well as increasing market demand for more affordable units, led to a resurgence in condominium construction in the early 2000s. Smaller builders, however, have not yet returned to the condominium field both because they cannot afford the “wrap around”



insurance that the larger builders use to cover their risk, as well as due to the lack of and high price of available sites.

5. Opposition from the Community

San Diego has approximately 50 planning areas. Most of these areas have a City Council-recognized community planning group which represents land use positions of the community in most planning-related matters. The City works closely with these groups in preparing and updating community plans and in reviewing and making recommendations on individual projects. Planning groups serve in an advisory role to the department and decision-makers. Planning group review occurs as a part of the discretionary review process.

Community groups offer their support or opposition to projects primarily based on conformance with community plans and implementing ordinances, and environmental impacts. However, many community plans are in need of being updated and contain vague or insufficient recommendations to address the full range of issues that affect housing development. This lack of information can result in conflicting community plan interpretations among City staff, developers, and community members, and extend the time and contentiousness of the permit process. Sometimes projects are opposed even when they meet community plan recommendations.

Community opposition to housing projects comes from both neighbors who live adjacent or proximate to proposed new development and from community interest groups. There is often intense opposition to higher-density projects that are occurring as infill development. These projects are coming forward in areas where properties are previously developed but where the adopted community plan and zoning (including PDO zones) allow more intense infill development. These tend to be in the Pre World War II communities (see **Figure 5**) where much of the City's potential development capacity is located. Also, opposition is expressed in Master Planned Suburban communities, where the scale of multifamily development has long been included in the adopted land use plans.

The City is attempting to address community concerns about multifamily development through the following strategies:

- consult early with recognized community planning groups to discuss and resolve issues earlier in the discretionary project review process;
- update community plans to clearly identify areas appropriate for higher-density housing;
- update community plans to include design recommendations that implement citywide and community goals;



- ensure that zoning applied to implement community-specific design goals is the appropriate implementing regulation;
- increase infrastructure investments in underserved communities; and
- encourage renters and other under-represented segments of the population to join community planning groups.

6. Infrastructure Deficiencies

In the years since Proposition 13 passed in 1977, funding for infrastructure necessary to support residential development has been significantly reduced. The traditional City source – the Capital Improvements Budget – has been severely underfunded in comparison to the facilities needs generated by new development, and the burden of paying for population-based facilities has shifted from the government to the developer, thus adding to the cost of development and to the price of housing. In recent years, lack of new infrastructure has inhibited or slowed development. Community opposition is voiced when additional density is proposed but there are no new public facilities concurrently provided.

In some newly developing communities, voter-approved phasing plans preclude proceeding with residential development until certain roadways and freeway connections are completed. In most newer communities, traffic and limited roadway capacity is the most significant constraint to developing additional housing. In many Pre World War II communities south of Interstate 8, lack of parks, schools and recreation areas are the most significant constraints.

7. Inadequate Schools

In some areas of the City, generally characterized by lower than average incomes, the poor quality of schools has been cited as a significant constraint on development. The areas that are affected by this have vacant and underutilized land designated for housing but little developer interest. If builders and developers do not believe they can sell homes in a particular area of the City because of perceived inadequate schools, they are reluctant to build in that area.

8. Road Connection Limitations

One of the more important constraints to increased residential construction is that roads are already at, or near capacity. An important contributing reason for this is that a number of key road segments, included for many years in community plans, have not been built due to environmental impacts and community opposition. As a result, traffic has had to be diverted onto freeways and arterials. Some of the missing road and bridge connections are within individual communities and others connect different communities. In addition, key regional road segments have been removed by other jurisdictions in San Diego



County, impacting freeways and City of San Diego streets. Increased traffic congestion, regardless of its source, is frequently cited by those in opposition to mid-range and high-density residential projects.

9. Macroeconomic Constraints

One of the factors most frequently cited by economists and developers as impeding the construction of more housing is the large gap between family incomes in San Diego (which are similar to national averages and below the level found in other coastal California cities) and land and housing costs (which are among the highest in the United States.) Higher interest rate is another factor that may increasingly constrain housing development during the next five years. Although interest rates and mortgage financing options fluctuate widely over time, it is anticipated that higher interest rates and more limited financing options may limit housing development during this element cycle.

C. ENVIRONMENTAL CONSTRAINTS TO HOUSING

San Diego's ability to grow outward is increasingly constrained by a lack of vacant and developable land. As a result, the City of Villages strategy, which encourages compact infill development, plays an important role in achieving both housing goals and environmental conservation. Implementation of this strategy will help reduce pressure for development in environmentally sensitive areas by preserving open spaces, watershed and habitat areas.

Consistent with the City of Villages strategy, a majority of the potential housing sites identified in the Housing Element are infill sites located in existing urban areas of the City. The sites identified as having been completed, under construction, or having received development permits have already addressed environmental issues as required by the City's development regulations. Most of the vacant sites and potentially redevelopable sites where residential development is permitted that have not yet received permits are located in areas with minimal environmental constraints. Some of the identified sites have topographic features that could impact where on the site development could occur. Generally residential development is not designated on sites with severe topographic or other environmental constraints. A general description of environmental constraints in and of environmental regulations is provided below.

1. Environmental Regulations

The City uses base zones, overlay zones, grading regulations and supplemental development regulations to assure that development occurs in a manner that protects environmental quality. The City's environmentally sensitive lands regulations are designed to protect, preserve and restore lands containing steep hillsides, sensitive biological resources, coastal beaches, sensitive coastal bluffs and special flood hazard areas. The Land Development Manual Guidelines are designed to ensure that development occurs in a manner that: protects sensitive resources, is in keeping with



topography, encourages a sensitive form of development, retains biodiversity and interconnected habitats, maximizes physical and visual public access to and along the shoreline and reduces hazards due to flooding in specific areas while minimizing the need for construction of flood control facilities.

2. Geographical Constraints to Development

Physical constraints to residential development within the City typically relate to the presence of one or more of the following factors, which affect the development of housing: multiple habitat planning areas (MHPA), steep slopes, 100-year floodplains, wetlands, coastal beaches and bluffs, and geological hazards. The types of constraints vary in different portions of the City. These environmental constraints factors are described in detail in the Conservation and Public Facilities, Services and Safety Element.

3. Multi-Habitat Planning Area

San Diego contains diverse habitats. The development regulations and guidelines for Environmentally Sensitive Lands implements the City's Multiple Species Conservation Program (MSCP) by placing priority on the preservation of biological resources within the Multi-Habitat Planning Area (MHPA), as identified in the City of San Diego Subarea Plan. The MSCP is a regional conservation plan in which the City of San Diego is a participating member. The MHPA is the planned habitat preserve, and the City of San Diego MSCP Subarea Plan is the policy document through which the MSCP is implemented in the City.

The purpose of the MSCP is to preserve a network of habitat and open space. The plan is designed to preserve native vegetation and meet the habitat needs of multiple species, rather than focusing preservation efforts on one species at a time. By identifying priority areas for conservation and other areas for future development, the MSCP has streamlined the existing permit procedures for development projects which impact habitat.

4. 100-Year Floodplains

San Diego's semi-arid climate makes it susceptible to flooding because of local soil and vegetation characteristics. While the City's numerous canyons and valleys comprise an efficient natural drainage system that results in a low ratio of floodplain area to total land area, there are areas that experience flooding during heavy rains, such as the San Diego River Valley. Flood control has been addressed in the City both through engineered flood control channels and flood plain zoning to significantly restrict building.



5. Wetlands, Coastal Beaches and Bluffs

San Diego supports a unique assemblage of wetlands, including tidal and freshwater marshes, riparian wetlands and vernal pools. Most of San Diego's coastal wetlands are open to the ocean's tides and contain a mix of ocean and fresh water. Waterways and their riparian areas are critical habitats for a variety of wildlife. Straightening, cementing over and otherwise altering stream channels and wetlands for development removes the opportunities for biodiversity and also impacts important ecological processes that remove pollutants and improve water quality.

Wetlands, coastal beaches and bluffs are also protected by the California Coastal Act and the California Environmental Quality Act. City regulations reflect the requirements of these state-level regulations to protect these resources from encroaching development.

6. Steep Hillsides

Canyons, valleys, and hills characterize San Diego's natural topography. Generally, the steep hillsides are defined as those with a natural gradient of at least 25 percent (25 feet of vertical distance for every 100 feet of horizontal distance) and a vertical elevation of at least 50 feet. The grading and alterations of steep hillsides for development is limited to minimize erosion and landform impacts.

7. Seismic and Geological Hazards

San Diego is located approximately 100 miles west of the San Andreas Fault, the predominate earthquake hazard in the state, and is close to several large active faults capable of producing intense ground shaking. Being situated in such proximity to large faults creates a significant seismic risk in the City of San Diego.

The City uses the San Diego Seismic Safety Study, a set of geologic hazard maps and associated tables, as a guideline to correlate acceptable risk of various land uses with seismic (and geologic) conditions identified for the site. Large and complex structures, and places attracting large numbers of people, are most restricted as to geographic location based on site conditions. These facilities include dams, bridges, emergency facilities, hospitals, schools, churches and multi-story, high-density residential structures. Low- and medium-density residential development is considered land use of a lesser sensitivity and is therefore "suitable" or "provisionally suitable" (requiring mitigation) under most geologic conditions. Uses with only minor or accessory structures can be located on sites with relatively greater risk due to lower user-intensity associated with activities such as parks and open space, agriculture and most industrial land uses. Geotechnical investigations are required to be performed prior to site development.



D. COASTAL ZONE ANALYSIS

There are approximately 11,395 residentially zoned acres in the City that are within the Coastal Zone, subject to regulations adopted pursuant to the California Coastal Act. Of these, 8551 acres are zoned single family and 2844 acres are zoned multifamily. While some of the area is “non-appealable”, meaning the City’s decision on a development project is not appealable to the Coastal Commission for a hearing, a number of acres in the coastal communities are. As discussed in Section A above, parking impacts and a 30-foot height limitation in a portion of the Coastal Zone can cause projects to ultimately be approved at the low end of the allowable density range.

The City estimates that there have been 20,735 housing units permitted and/or built in the Coastal Zone from 1980-2005. This estimate is based on Census Bureau block data for the years 1980-2000 and City building permit and building completion data for 2000-2005. Between 2000 and 2005, 2,588 housing units were completed and 706 units were approved but not yet completed in the Coastal Zone. The Coastal Zone includes portions of several community planning areas. Most of the housing completed in the Coastal Zone consists of high-cost market-rate units because this is the most desirable part of the City to live in.

In many cases, the new construction is replacement for smaller, previously existing dwellings. During the 1980s and 1990s, a number of new subdivisions and apartments were built in the northern portion of the Coastal Zone. This has diminished since 2000, as the City approaches initial buildout and vacant buildable land is no longer available.

In accordance with California Code 65590 (San Diego Municipal Code Chapter 14, Article 3, Division 8), the Housing Commission sends out surveys when a condominium conversion or demolition of residential units is proposed within the City’s Coastal Zone. The purpose of the surveys is to determine how many units occupied by low- and moderate-income households exist within the projects proposing demolition and replacement or conversion to condominiums. The past few years have seen a dramatic increase in the number of conversions proposed with some 25 projects proposing conversion in the past year. Between January 1, 1982 and June 30, 2005, 138 projects have been surveyed containing roughly 1,500 units. The surveys are voluntary and significantly understate the number of low- and moderate-income residents actually displaced. In some projects only five percent of residents responded to the surveys. During the past few years, low- and moderate-income coastal residents displaced by condominium development have received a relocation payment equivalent to three months rent at the project from which they were being displaced.

The City has authorized the demolition or conversion of 177 units occupied by low- and moderate-income residents since January 1982; 162 low- and moderate-income units have been built or acquired and rehabilitated within the Coastal Zone to replace these units. Of these, 14 were provided by developers and 162 have been provided by the Housing Commission using funds collected through in-lieu fees.



There are currently only 0.6 acres of vacant developable land remaining in the Coastal Zone. The acute shortage and extremely high price of land in this zone make it infeasible to provide new affordable units in this area without huge subsidies. In addition, transit service to the coast, needed by low-income residents, is limited. Therefore, the City has found it to be much more cost effective to provide affordable housing away from the immediate coast. There are currently approximately 670 acres of vacant developable land located within three miles of the Coastal Zone. Of this, 540 acres are in the Otay Mesa community on the Mexican border. Currently, the Otay Mesa Community Plan is being updated and consideration is being given to redesignating several areas to allow more housing development than is permitted by existing zoning and plan designations.

The City of San Diego's primary strategy to obtain more affordable units in and near the Coastal Zone is the mandatory inclusionary housing program discussed elsewhere in this element.



Adequate Sites Inventory



ADEQUATE SITES INVENTORY

PURPOSE

The Adequate Housing Sites Inventory is a Housing Element discussion required by state law. The inventory must demonstrate that the housing potential on land suitable for residential development is adequate to accommodate the City's housing allocation of 45,741 total units over a seven-year period between January 2003 and July 2010.

Over this period, the City identified enough sites to accommodate approximately 120,000 potential housing units of which 56,000 could be low- or very low-income units (i.e., either permitted for affordable housing units or allow density of 30 dwelling units per acre or more). **Table 23** shows a summary of the inventory by community planning area.

The inventory is based on land zoned, consistent with adopted community plans, to allow housing development. Excluded are development sites anticipating thousands of units where community plans identify a multifamily designation but the corresponding zoning is not triggered until development plans are submitted. These potential units, primarily in the Newer Urban communities, are not included in the inventory. Therefore, the inventory is a conservative estimate of the short-term potential for housing development.

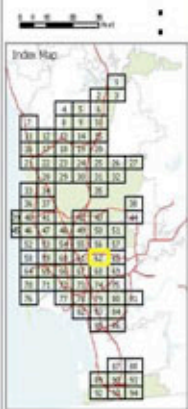
The inventory contains a list of the parcels and maps showing their location. Examples of a typical page from the list and of a map from the inventory are shown on Figures 3 and 4. Because new development in the City is almost exclusively on non-vacant land, and because thousands of parcels are part of the calculations and analysis, the City believes that additional tables containing the analysis of opportunities for new dwelling units best meets the state law asking for the demonstration of the ability of the identified sites to actually produce the intensity of development projected in the sites inventory. See also the City's Appendix A for the Detailed Adequate Site Inventory and Appendix B for the Adequate Site Inventory Maps.

Specifically, the tables that produced the documentation supporting the City's analysis are:

- **Table 29:** Adequate Housing Sites Inventory Summary 2005 - 2010 by Community Planning Area and Typology
- **Table 31:** Recent and Anticipated Residential Infill Analysis - March 2005
- **Table 32:** Units/Sites/Density of Completed/Under Construction/Permitted Dwelling Units in Coastal/Pre World War II/Post World War II Suburban Communities – July 2003-March 2005

DRAFT - Housing Element Adequate Sites Inventory

Grid: 62



Adequate Sites Inventory

Project status
as of July 2005

- | | | | | |
|---|---|---|---|---|
| ■ Infill - zoned residential | ■ Military housing - under construction | ■ Review in process | ■ Units under construction | □ Planning Areas |
| ■ Military housing - completed | ■ Permitted | ■ Review in process with plan amendment | ■ Vacant - zone res with a unit allocation | □ Parcels |
| ■ Military housing - planned | ■ Preliminary review | ■ Units completed | ■ Vacant - zone residential | |

SDGHS
This map is provided without warranty of any kind, either expressed or implied, including but not limited to, the accuracy, completeness, and timeliness of the data. The user assumes all liability for any use of the map. The product may contain errors and is not to be used for legal purposes. The product may contain errors and is not to be used for legal purposes. The product may contain errors and is not to be used for legal purposes.

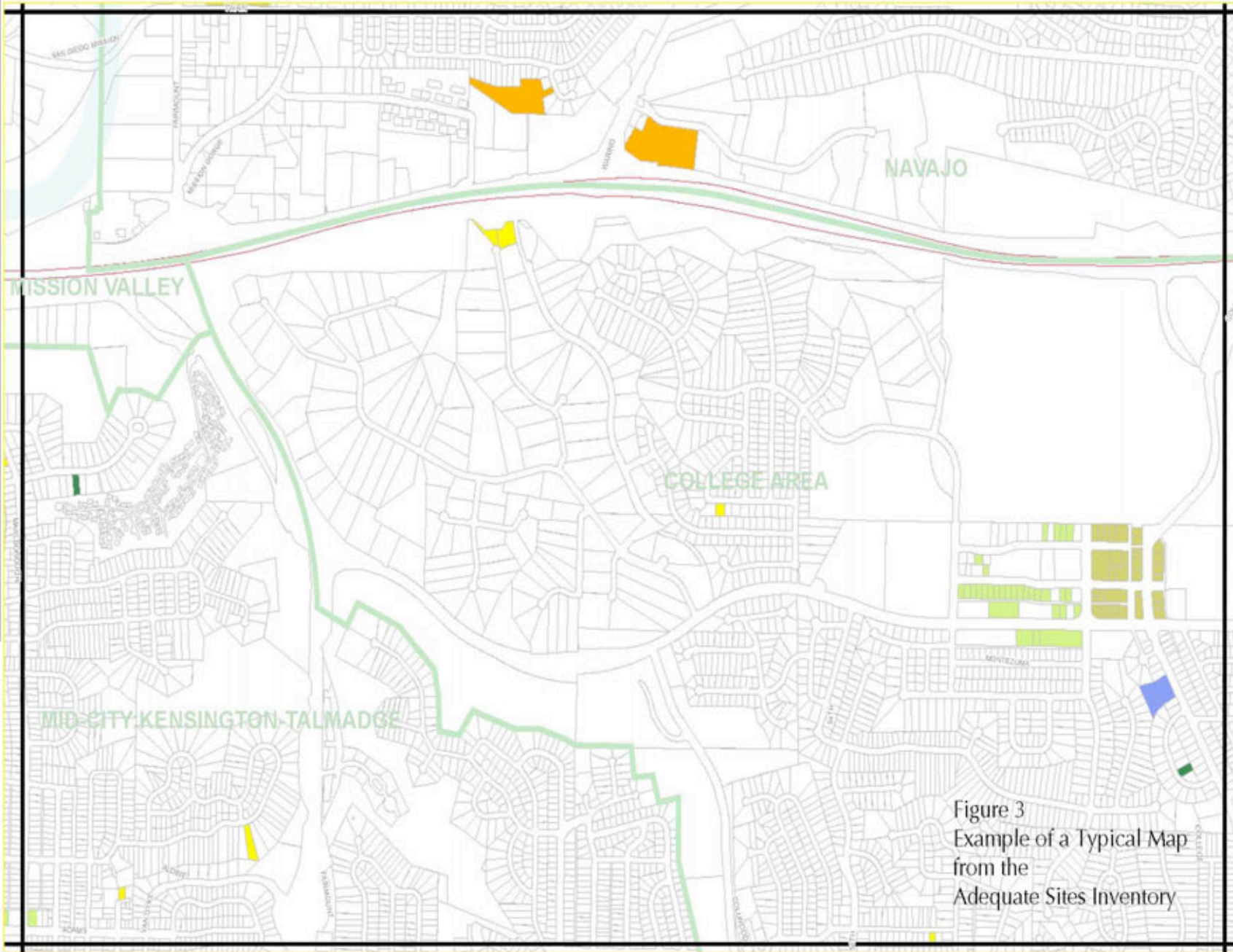


Figure 3
Example of a Typical Map
from the
Adequate Sites Inventory

COLLEGE AREA

ADEQUATE HOUSING SITES INVENTORY
CITY OF SAN DIEGO GENERAL PLAN HOUSING ELEMENT**Infill - zoned residential**

<u>SITE ID</u>	<u>CA8269</u>	<u>Infill - zoned residential</u>	<u>GROSS ACRES</u>	<u>0.09</u>	<u>TOTAL GROSS UNITS</u>	<u>5</u>	<u>TOTAL NET UNITS</u>	<u>5</u>	<u>Planned Density DU/Ac</u>
<u>APN</u>	<u>Zone Name</u>	<u>Zone Units/Ac*</u>	<u>Existing Landuse</u>		<u>Planned Landuse</u>				<u>(Low)</u> <u>(High)</u>
46669310	CUPD-CU-2-4	72.6	STORE-FRONT COMMERCIAL		COMMERCIAL				0 0

<u>SITE ID</u>	<u>CA8270</u>	<u>Infill - zoned residential</u>	<u>GROSS ACRES</u>	<u>0.23</u>	<u>TOTAL GROSS UNITS</u>	<u>14</u>	<u>TOTAL NET UNITS</u>	<u>14</u>	<u>Planned Density DU/Ac</u>
<u>APN</u>	<u>Zone Name</u>	<u>Zone Units/Ac*</u>	<u>Existing Landuse</u>		<u>Planned Landuse</u>				<u>(Low)</u> <u>(High)</u>
46669311	CUPD-CU-2-4	72.6	STORE-FRONT COMMERCIAL		COMMERCIAL				0 0

Permitted

<u>SITE ID</u>	<u>CA4807</u>	<u>Permitted</u>	<u>GROSS ACRES</u>	<u>1.56</u>	<u>TOTAL GROSS UNITS</u>	<u>70</u>	<u>TOTAL NET UNITS</u>	<u>70</u>	<u>Planned Density DU/Ac</u>
<u>APN</u>	<u>Zone Name</u>	<u>Zone Units/Ac*</u>	<u>Existing Landuse</u>		<u>Planned Landuse</u>				<u>(Low)</u> <u>(High)</u>
46715029	RM-3-9	72.6	VACANT LAND		HIGH DENSITY RES(45-75 DU/AC)				45 75

Figure 4
Example of a Typical Page
from the List in the
Adequate Sites Inventory



As mentioned above, **Table 29** provides an overview, by community planning area and typology, of all units projected for the Housing Element implementation period. The analysis shows units ranging from ‘Completed’ to ‘Potential Infill’ on residentially zoned sites. The analysis demonstrates an ability to provide for a range of unit densities and affordability levels within the inventory.

Tables 31 and 32 go on to demonstrate that infill and vacant sites, including small sites, have been, and continue to be, capable of accommodating development of new units at varying densities. **Table 31** analyzes recent and anticipated development projects in communities in the Coastal, Pre World War II and Post World War II community typologies identified in the Constraints to Development section - where the overall inventory is the most dependent on production of new units in the inventory. These communities, which accommodate growth through the use of already-occupied sites, have experienced development, and more potential projects are known or are starting their review (see Section I. Suitability of Non-Vacant Sites). **Table 32** has collected data in the same community typologies. This analysis indicates that small sites (up to 0.5 acres) have been experiencing development in the past few years. Development has occurred on those smaller sites, and in those communities overall, at densities which can accommodate affordable housing units, whether through the base zone or utilizing bonus density programs (see Section J. Suitability of Smaller Sites).

Together, these tables, as discussed more fully in the following sections, demonstrate the City’s ability to accommodate new development, predominantly as infill, in the communities and at the densities identified in the Adequate Sites Inventory.

A. DENSITY ASSUMPTIONS

In determining the residential development potential of vacant and potential future infill sites, it has been assumed that development will occur at 85 percent of the maximum allowable density. This assumption is based on recent experience. The high price of land in San Diego is resulting in increasingly efficient development at higher densities than was typical in the past in areas where zoning allows denser development. Community plans contain density ranges with maximum and minimum units per acre. Community plan maximum allowed densities generally correspond to the maximums allowed by zoning. In recent years, the City has been enforcing the minimum community plan density, as well as the maximum for discretionary projects, and has been encouraging development to achieve densities as close as possible to the allowed maximums. Given the strong demand for residential development in San Diego, many recent development projects are being submitted with residential densities near the maximum density allowed. In some instances developers have even exceeded the maximums using the state density bonus program.



TABLE 29
ADEQUATE HOUSING SITES INVENTORY SUMMARY BY COMMUNITY PLAN AREA AND TYPOLOGY 2005-2010

SEE NOTES:	1	2	3	4	5	6	7	8	9	10	11	12	13	14 & 15
COMMUNITY PLAN AREAS/ Typologies	UNITS COMPLETED	UNITS UNDER CONSTRUCTION	UNITS PERMITTED	REVIEW IN PROCESS	REVIEW IN PROCESS WITH PLAN AMENDMENT	PRELIMINARY REVIEW	VACANT ZONE RESIDENTIAL	VACANT ZONE RESIDENTIAL WITH A UNIT ALLOCATION	POTENTIAL FUTURE INFILL ZONED RESIDENTIAL	MILITARY HOUSING COMPLETED	MILITARY HOUSING UNDER CONSTRUCTION	MILITARY HOUSING PLANNED	TOTAL	ADEQUATE HOUSING SITES INVENTORY
BARRIO LOGAN/ <i>Pre World War II</i>	0	0	0	137	0	192	0	0	728	0	0	0	1,057	Net Units
	0	0	0	42	0	218	0	0	0	0	0	0	260	Affordable Project Units
	0	0	0	0	0	0	0	0	726	0	0	0	726	Infill/Vacant ≥ 30 DU/AC
BLACK MOUNTAIN RANCH/ <i>Master Planned Suburban</i>	1,093	350	0	6,469	0	0	0	0	0	0	0	0	7,912	Net Units
	267	0	0	489	0	0	0	0	0	0	0	0	736	Affordable Project Units
	0	0	0	0	0	0	0	0	0	0	0	0	0	Infill/Vacant ≥ 30 DU/AC
CARMEL MOUNTAIN RANCH/ <i>Master Planned Suburban</i>	0	0	0	75	0	0	0	0	0	0	0	0	75	Net Units
	0	0	0	0	0	0	0	0	0	0	0	0	0	Affordable Project Units
	0	0	0	0	0	0	0	0	0	0	0	0	0	Infill/Vacant ≥ 30 DU/AC
CARMEL VALLEY/ <i>Master Planned Suburban</i>	110	654	194	0	194	0	354	0	0	0	0	0	1,506	Net Units
	0	0	0	0	0	0	0	0	0	0	0	0	0	Affordable Project Units
	0	0	0	0	0	0	354	0	0	0	0	0	354	Infill/Vacant ≥ 30 DU/AC
CENTRE CITY/ <i>Downtown</i>	4,846	5,158	4,002	3,088	0	133	0	0	23,711	0	0	0	40,938	Net Units
	630	99	331	411	0	30	0	0	0	0	0	0	1,501	Affordable Project Units
	0	0	846	579	0	133	0	0	23,711	0	0	0	25,269	Infill/Vacant ≥ 30 DU/AC
CLAIREMONT MESA/ <i>Post World War II Suburban</i>	52	36	0	33	76	0	0	0	0	0	0	0	197	Net Units
	0	0	0	0	0	0	0	0	0	0	0	0	0	Affordable Project Units
	0	0	0	0	0	0	0	0	0	0	0	0	0	Infill/Vacant ≥ 30 DU/AC
COLLEGE AREA/ <i>Post World War II Suburban</i>	7	14	70	78	0	703	0	0	1,890	0	0	0	2,762	Net Units
	0	0	0	0	0	176	0	0	0	0	0	0	176	Affordable Project Units
	0	0	0	0	0	0	0	0	1,887	0	0	0	1,887	Infill/Vacant ≥ 30 DU/AC



TABLE 29
ADEQUATE HOUSING SITES INVENTORY SUMMARY BY COMMUNITY PLAN AREA AND TYPOLOGY 2005-2010 (CONTINUED)

SEE NOTES:	1	2	3	4	5	6	7	8	9	10	11	12	13	14 & 15
COMMUNITY PLAN AREAS/ Typologies	UNITS COMPLETED	UNITS UNDER CONSTRUCTION	UNITS PERMITTED	REVIEW IN PROCESS	REVIEW IN PROCESS WITH PLAN AMENDMENT	PRELIMINARY REVIEW	VACANT ZONE RESIDENTIAL	VACANT ZONE RESIDENTIAL WITH A UNIT ALLOCATION	POTENTIAL FUTURE INFILL ZONED RESIDENTIAL	MILITARY HOUSING COMPLETED	MILITARY HOUSING UNDER CONSTRUCTION	MILITARY HOUSING PLANNED	TOTAL	ADEQUATE HOUSING INVENTORY
DEL MAR MESA/ Master Planned Suburban	58	98	139	21	0	0	0	0	0	0	0	0	316	Net Units
	0	0	0	0	0	0	0	0	0	0	0	0	0	Affordable Project Un
	0	0	0	0	0	0	0	0	0	0	0	0	0	Infill/Vacant ≥ 30 DU
EAST ELLIOTT/ Military, Other	0	0	0	0	498	0	0	0	0	0	0	0	498	Net Units
	0	0	0	0	0	0	0	0	0	0	0	0	0	Affordable Project Un
	0	0	0	0	0	0	0	0	0	0	0	0	0	Infill/Vacant ≥ 30 DU
ENCANTO NEIGHBORHOOD	334	104	48	-1	1,163	14	49	0	0	0	0	0	1,711	Net Units
SOUTHEASTERN/ Post World War I Suburban	197	5	8	0	120	0	0	0	0	0	0	0	330	Affordable Project Un
	0	0	0	0	0	0	0	0	0	0	0	0	0	Infill/Vacant ≥ 30 DU
GREATER GOLDEN HILL/ Pre World War II	21	30	0	12	0	0	152	0	358	0	0	0	573	Net Units
	0	1	0	0	0	0	0	0	0	0	0	0	1	Affordable Project Un
	0	0	0	0	0	0	36	0	305	0	0	0	341	Infill/Vacant ≥ 30 DU
GREATER NORTH PARK/ Pre World War II	97	436	120	160	0	170	0	0	7,601	0	0	0	8,584	Net Units
	0	153	27	66	0	0	0	0	0	0	0	0	246	Affordable Project Un
	0	0	0	0	0	0	0	0	7,534	0	0	0	7,534	Infill/Vacant ≥ 30 DU
KEARNY MESA/ Newer Urban	232	258	596	0	0	0	0	0	0	0	0	0	1,086	Net Units
	0	0	0	0	0	0	0	0	0	0	0	0	0	Affordable Project Un
	0	0	0	0	0	0	0	0	0	0	0	0	0	Infill/Vacant ≥ 30 DU
LA JOLLA/ Coastal	313	180	0	30	0	0	0	0	0	0	0	0	523	Net Units
	0	82	0	0	0	0	0	0	0	0	0	0	82	Affordable Project Un
	0	0	0	0	0	0	0	0	0	0	0	0	0	Infill/Vacant ≥ 30 DU
LINDA VISTA/ Post World War II Suburban	62	211	167	15	0	0	0	0	971	0	0	0	1,426	Net Units
	0	18	0	3	0	0	0	0	0	0	0	0	21	Affordable Project Un
	0	0	0	0	0	0	0	0	969	0	0	0	969	Infill/Vacant ≥ 30 DU
MCAS MIRAMAR/ Military, Other	0	0	0	0	0	0	0	0	0	0	0	1,600	1,600	Net Units
	0	0	0	0	0	0	0	0	0	0	0	0	0	Affordable Project Un
	0	0	0	0	0	0	0	0	0	0	0	0	0	Infill/Vacant ≥ 30 DU
MID-CITY: CITY HEIGHTS/ Pre World War II	246	73	0	182	273	0	0	0	2,874	0	0	0	3,648	Net Units
	152	0	0	238	163	0	0	0	0	0	0	0	553	Affordable Project Un
	0	0	0	0	0	0	0	0	2,862	0	0	0	2,862	Infill/Vacant ≥ 30 DU
MID-CITY:	8	9	0	47	90	0	40	0	1,502	0	0	0	1,696	Net Units



TABLE 29
ADEQUATE HOUSING SITES INVENTORY SUMMARY BY COMMUNITY PLAN AREA AND TYPOLOGY 2005-2010 (CONTINUED)

SEE NOTES:	1	2	3	4	5	6	7	8	9	10	11	12	13	14 & 15
COMMUNITY PLAN AREAS/ Typologies	UNITS COMPLETED	UNITS UNDER CONSTRUCTION	UNITS PERMITTED	REVIEW IN PROCESS	REVIEW IN PROCESS WITH PLAN AMENDMENT	PRELIMINARY REVIEW	VACANT ZONE RESIDENTIAL	VACANT ZONE RESIDENTIAL WITH A UNIT ALLOCATION	POTENTIAL FUTURE INFILL ZONED RESIDENTIAL	MILITARY HOUSING COMPLETED	MILITARY HOUSING UNDER CONSTRUCTION	MILITARY HOUSING PLANNED	TOTAL	ADEQUATE HOUSING INVENTORY
EASTERN AREA/ Pre World War II	0	0	0	0	0	0	0	0	0	0	0	0	0	Affordable Project Un
	0	0	0	0	0	0	0	0	1,502	0	0	0	1,502	Infill/Vacant ≥ 30 DU.
MID-CITY:	15	93	0	0	0	0	0	0	1,204	0	0	0	1,312	Net Units
KENSINGTON- TALMADGE/ Pre World War II	0	90	0	0	0	0	0	0	0	0	0	0	90	Affordable Project Un
	0	0	0	0	0	0	0	0	1,201	0	0	0	1,201	Infill/Vacant ≥ 30 DU.
MID-CITY:	10	8	3	190	0	0	0	0	989	0	0	0	1,200	Net Units
NORMAL	0	0	0	0	0	0	0	0	0	0	0	0	0	Affordable Project Un
HEIGHTS/ Pre World War II	0	0	0	0	0	0	0	0	987	0	0	0	987	Infill/Vacant ≥ 30 DU.
MIDWAY-	0	3	169	0	243	0	0	0	0	0	0	0	415	Net Units
PACIFIC	0	0	0	0	13	0	0	0	0	0	0	0	13	Affordable Project Un
HIGHWAY/ Coastal	0	0	0	0	0	0	0	0	0	0	0	0	0	Infill/Vacant ≥ 30 DU.
MIRA MESA/ Post World War II	0	27	35	2,066	1,726	0	0	0	0	0	0	0	3,854	Net Units
Suburban	0	0	0	0	0	0	0	0	0	0	0	0	0	Affordable Project Un
	0	0	0	0	0	0	0	0	0	0	0	0	0	Infill/Vacant ≥ 30 DU.
MIRAMAR	32	0	0	0	0	0	0	0	0	0	0	0	32	Net Units
RANCH NORTH/ Master Planned	0	0	0	0	0	0	0	0	0	0	0	0	0	Affordable Project Un
Suburban	0	0	0	0	0	0	0	0	0	0	0	0	0	Infill/Vacant ≥ 30 DU.
MISSION BEACH/ Coastal	43	55	0	0	0	0	0	0	318	0	0	0	416	Net Units
	0	0	0	0	0	0	0	0	0	0	0	0	0	Affordable Project Un
	0	0	0	0	0	0	0	0	270	0	0	0	270	Infill/Vacant ≥ 30 DU.
MISSION	2,263	392	0	268	0	998	429	0	0	0	0	0	4,350	Net Units
VALLEY/ Newer Urban	0	0	0	0	0	0	0	0	0	0	0	0	0	Affordable Project Un
	0	0	0	0	0	0	0	0	0	0	0	0	0	Infill/Vacant ≥ 30 DU.
NAVAJO/ Post World War II	37	2	0	0	105	999	0	0	0	0	0	0	1,143	Net Units
Suburban	0	0	0	0	0	0	0	0	0	0	0	0	0	Affordable Project Un
	0	0	0	0	0	0	0	0	0	0	0	0	0	Infill/Vacant ≥ 30 DU.
NCFUA	23	0	0	25	0	0	0	0	0	0	0	0	48	Net Units
SUBAREA II/ Military, Other	0	0	0	0	0	0	0	0	0	0	0	0	0	Affordable Project Un
	0	0	0	0	0	0	0	0	0	0	0	0	0	Infill/Vacant ≥ 30 DU.
	27	8	0	0	0	0	0	0	0	0	0	0	35	Net Units
OCEAN BEACH/ Coastal	0	0	0	0	0	0	0	0	0	0	0	0	0	Affordable Project Un
	0	0	0	0	0	0	0	0	0	0	0	0	0	Infill/Vacant ≥ 30 DU.
OLD SAN DIEGO/	1	0	0	0	0	0	0	0	0	0	0	0	1	Net Units



TABLE 29
ADEQUATE HOUSING SITES INVENTORY SUMMARY BY COMMUNITY PLAN AREA AND TYPOLOGY 2005-2010 (CONTINUED)

SEE NOTES:	1	2	3	4	5	6	7	8	9	10	11	12	13	14 & 15
COMMUNITY PLAN AREAS/ Typologies	UNITS COMPLETED	UNITS UNDER CONSTRUCTION	UNITS PERMITTED	REVIEW IN PROCESS	REVIEW IN PROCESS WITH PLAN AMENDMENT	PRELIMINARY REVIEW	VACANT ZONE RESIDENTIAL	VACANT ZONE RESIDENTIAL WITH A UNIT ALLOCATION	POTENTIAL FUTURE INFILL ZONED RESIDENTIAL	MILITARY HOUSING COMPLETED	MILITARY HOUSING UNDER CONSTRUCTION	MILITARY HOUSING PLANNED	TOTAL	ADEQUATE HOUSING INVENTORY
Pre World War II	0	0	0	0	0	0	0	0	0	0	0	0	0	Affordable Project Un
	0	0	0	0	0	0	0	0	0	0	0	0	0	Infill/Vacant ≥ 30 DU.
OTAY MESA/ Master Planned Suburban	1,472	493	0	3,477	1,592	200	115	2,106	0	0	0	0	9,455	Net Units
	0	0	0	0	165	0	0	0	0	0	0	0	165	Affordable Project Un
	0	0	0	0	0	0	0	0	0	0	0	0	0	Infill/Vacant ≥ 30 DU.
OTAY MESA- NESTOR/ Post World War II Suburban	150	91	45	179	0	0	17	0	0	0	0	0	482	Net Units
	104	49	0	0	0	0	0	0	0	0	0	0	153	Affordable Project Un
	0	0	0	0	0	0	17	0	0	0	0	0	17	Infill/Vacant ≥ 30 DU.
PACIFIC BEACH/ Coastal	152	84	0	18	0	0	0	0	14	0	0	0	268	Net Units
	0	2	0	0	0	0	0	0	0	0	0	0	2	Affordable Project Un
	0	0	0	0	0	0	0	0	14	0	0	0	14	Infill/Vacant ≥ 30 DU.
PACIFIC HIGHLANDS	408	1,197	1,305	855	0	0	0	563	0	0	0	0	4,328	Net Units
RANCH/ Master Planned Suburban	123	60	107	0	0	0	0	0	0	0	0	0	290	Affordable Project Un
	0	0	0	0	0	0	0	0	0	0	0	0	0	Infill/Vacant ≥ 30 DU.
PENINSULA/ Coastal	258	102	26	0	0	89	0	0	603	173	0	0	1,251	Net Units
	0	0	3	0	0	0	0	0	0	0	0	0	3	Affordable Project Un
	0	0	0	0	0	0	0	0	595	0	0	0	595	Infill/Vacant ≥ 30 DU.
RANCHO BERNARDO/ Master Planned Suburban	40	10	0	0	0	0	0	0	0	0	0	0	50	Net Units
	0	0	0	0	0	0	0	0	0	0	0	0	0	Affordable Project Un
	0	0	0	0	0	0	0	0	0	0	0	0	0	Infill/Vacant ≥ 30 DU.
RANCHO ENCANTADA/ Master Planned Suburban	52	150	657	0	0	0	0	0	0	0	0	0	859	Net Units
	0	0	106	0	0	0	0	0	0	0	0	0	106	Affordable Project Un
	0	0	0	0	0	0	0	0	0	0	0	0	0	Infill/Vacant ≥ 30 DU.
RANCHO PEÑ ASQUITOS/ Master Planned Suburban	1	10	0	403	0	-152	0	0	0	0	0	0	262	Net Units
	0	0	0	0	0	0	0	0	0	0	0	0	0	Affordable Project Un
	0	0	0	0	0	0	0	0	0	0	0	0	0	Infill/Vacant ≥ 30 DU.
SABRE SPRINGS/ Master Planned Suburban	288	60	0	0	42	0	0	0	0	0	0	0	390	Net Units
	0	0	0	0	0	0	0	0	0	0	0	0	0	Affordable Project Un
	0	0	0	0	0	0	0	0	0	0	0	0	0	Infill/Vacant ≥ 30 DU.
SAN YSIDRO/	30	69	0	130	0	374	7	0	0	0	0	0	610	Net Units



TABLE 29
ADEQUATE HOUSING SITES INVENTORY SUMMARY BY COMMUNITY PLAN AREA AND TYPOLOGY 2005-2010 (CONTINUED)

SEE NOTES:	1	2	3	4	5	6	7	8	9	10	11	12	13	14 & 15
COMMUNITY PLAN AREAS/ Typologies	UNITS COMPLETED	UNITS UNDER CONSTRUCTION	UNITS PERMITTED	REVIEW IN PROCESS	REVIEW IN PROCESS WITH PLAN AMENDMENT	PRELIMINARY REVIEW	VACANT ZONE RESIDENTIAL	VACANT ZONE RESIDENTIAL WITH A UNIT ALLOCATION	POTENTIAL FUTURE INFILL ZONED RESIDENTIAL	MILITARY HOUSING COMPLETED	MILITARY HOUSING UNDER CONSTRUCTION	MILITARY HOUSING PLANNED	TOTAL	ADEQUATE HOUSING INVENTORY
<i>Pre World War II</i>	8	59	0	8	0	0	0	0	0	0	0	0	75	Affordable Project Un
	0	0	0	0	0	0	0	0	0	0	0	0	0	Infill/Vacant ≥ 30 DU.
SCRIPPS	115	0	0	170	814	44	0	0	0	0	0	0	1,143	Net Units
MIRAMAR	0	0	0	17	82	0	0	0	0	0	0	0	99	Affordable Project Un
RANCH/ Master Planned Suburban	0	0	0	0	0	0	0	0	0	0	0	0	0	Infill/Vacant ≥ 30 DU.
SERRA MESA/ Post World War II Suburban	1	8	164	0	287	0	2	0	53	0	86	0	601	Net Units
	0	0	0	0	29	0	0	0	0	0	0	0	29	Affordable Project Un
	0	0	0	0	0	0	0	0	53	0	0	0	53	Infill/Vacant ≥ 30 DU.
SKYLINE- PARADISE HILLS/ Post World War II Suburban	10	20	66	0	0	0	0	0	71	0	0	0	167	Net Units
	0	0	0	0	0	0	0	0	0	0	0	0	0	Affordable Project Un
	0	0	0	0	0	0	0	0	71	0	0	0	71	Infill/Vacant ≥ 30 DU.
SOUTHEASTERN SAN DIEGO/ Pre World War II	126	84	108	53	319	215	47	0	0	0	0	0	952	Net Units
	18	0	11	50	0	227	0	0	0	0	0	0	306	Affordable Project Un
	0	0	0	0	0	0	0	0	0	0	0	0	0	Infill/Vacant ≥ 30 DU.
TIERRASANTA/ Master Planned Suburban	1	5	0	0	0	0	0	0	0	0	0	0	6	Net Units
	0	0	0	0	0	0	0	0	0	0	0	0	0	Affordable Project Un
	0	0	0	0	0	0	0	0	0	0	0	0	0	Infill/Vacant ≥ 30 DU.
TORREY	921	134	193	296	0	0	0	0	0	0	0	0	1,544	Net Units
HIGHLANDS/ Master Planned Suburban	26	123	0	0	0	0	0	0	0	0	0	0	149	Affordable Project Un
	0	0	0	0	0	0	0	0	0	0	0	0	0	Infill/Vacant ≥ 30 DU.
TORREY HILLS/ Master Planned Suburban	2	0	0	0	0	0	0	0	0	0	0	0	2	Net Units
	0	0	0	0	0	0	0	0	0	0	0	0	0	Affordable Project Un
	0	0	0	0	0	0	0	0	0	0	0	0	0	Infill/Vacant ≥ 30 DU.
TORREY PINES/ Post World War II Suburban	11	10	0	0	0	0	2	0	0	0	0	0	23	Net Units
	0	0	0	0	0	0	0	0	0	0	0	0	0	Affordable Project Un
	0	0	0	0	0	0	0	0	0	0	0	0	0	Infill/Vacant ≥ 30 DU.
UNIVERSITY/ Newer Urban (north), Post World War II (south) Suburban	590	1,501	115	0	1,158	0	0	0	0	0	0	0	3,364	Net Units
	0	140	0	0	0	0	0	0	0	0	0	0	140	Affordable Project Un
	0	0	0	0	0	0	0	0	0	0	0	0	0	Infill/Vacant ≥ 30 DU.
UPTOWN/ Pre World War II	560	345	245	353	27	288	60	0	5,509	0	0	0	7,387	Net Units
	7	0	19	76	3	0	0	0	0	0	0	0	105	Affordable Project Un
	0	0	0	0	0	0	60	0	5,508	0	0	0	5,568	Infill/Vacant ≥ 30 DU.
Total	15,118	12,572	8,467	18,829	8,607	4,267	1,274	2,669	48,396	173	86	1,600	122,058	
	1,532	881	612	1,380	575	651	0	0	0	0	0	0	5,631	



TABLE 29
ADEQUATE HOUSING SITES INVENTORY SUMMARY BY COMMUNITY PLAN AREA AND TYPOLOGY 2005-2010 (CONTINUED)

SEE NOTES:	1	2	3	4	5	6	7	8	9	10	11	12	13	14 & 15
COMMUNITY PLAN AREAS/ Typologies	UNITS COMPLETED	UNITS UNDER CONSTRUCTION	UNITS PERMITTED	REVIEW IN PROCESS	REVIEW IN PROCESS WITH PLAN AMENDMENT	PRELIMINARY REVIEW	VACANT ZONE RESIDENTIAL	VACANT ZONE RESIDENTIAL WITH A UNIT ALLOCATION	POTENTIAL FUTURE INFILL ZONED RESIDENTIAL	MILITARY HOUSING COMPLETED	MILITARY HOUSING UNDER CONSTRUCTION	MILITARY HOUSING PLANNED	TOTAL	ADEQUATE HOUSING INVENTORY
	0	0	846	579	0	133	467	0	48,195	0	0	0	50,220	

Table 29 Notes:

1. Completed: Housing units completed based on building and completion permit data from July 2003 to March 2005.
2. Under Construction: Housing units under construction based on building permit data from July 2003 to March 2005.
3. Permitted: Housing units that have received discretionary permits, but are not under construction.
4. Review in Process: Housing units that have a discretionary permit application in review.
5. Review in Process with Plan Amendment: Housing units that have a discretionary permit application in review with a plan amendment initiated to allow the units.
6. Preliminary Review: Housing units that have been presented by an applicant for discussion purposes for determining the feasibility of the development project prior to be submitted for review.
7. Vacant - Zoned Residential: Vacant land that is zoned for residential uses - calculated at 85 percent of the maximum density permitted by existing zoning.
8. Vacant - Zoned Residential with a Unit Allocation: Vacant land that is zoned for residential uses with the maximum number of units allowed by the adopted land use plan.
9. Infill - Zoned Residential: Developed land zoned for residential uses, which could contain additional units-calculated at 85 percent of the maximum density permitted by existing zoning.
10. Military Housing - Completed: Housing units for military families located off-base that are completed based on building and completion permit data from July 2003 to March 2005.
11. Military Housing - Under Construction: Housing units for military families located off-base that are under construction based on building permit data from July 2003 to March 2005.
12. Military Housing - Planned: Housing units for military families that are in the planning process, but have not received federal government approval.
13. Total Net Units: The total number of net housing unit gained. (The existing number of housing units subtracted from the under construction, permit, planned.)
14. Affordable Project Units: The total number of affordable housing units that are apart of a development project that are: completed, under construction, permitted, or in the development review process.
15. Infill/Vacant \geq 30 DU/AC: Vacant land or developed land with infill capacity, zoned for 30 housing units per acre or greater -calculated at 85% of the maximum density permitted by existing zoning.



B. EXISTING UNITS

Many sites with residential development potential already contain some units onsite. The Adequate Sites Inventory calculates net units as the increased number of units that are possible on these sites. Existing units are not included in this total. This detailed 1500-page inventory also includes gross unit totals, which include the existing units on these underdeveloped sites as well as the potential new units. The inventory does not contain any previously existing units that were recently replaced on a one-to-one basis, such as the homes rebuilt in areas burned by the Cedar Fire in 2003.

C. DATA SOURCES

The Adequate Sites Inventory was developed using Geographic Information System (GIS) and was based on building permit data, SanGIS parcel data, San Diego Association of Governments (SANDAG) land use data, Centre City Development Corporation data, San Diego Housing Commission data, and City of San Diego Redevelopment Agency data, as well as information compiled by City staff.

D. COMPLETED, UNDER CONSTRUCTION, OR PERMITTED

The timeframe used to calculate the regional housing share for San Diego County was from January 2003 to January 2010. This includes units completed, under construction in and in the permitting process, as well as potential future residential units on vacant or underdeveloped infill sites. The City compiled building permits and building completion permit data from July 2003 to March 2005, using a methodology that precluded double counting. Given the strong regional demand for housing, it is reasonable to assume that the sites with discretionary development permits should be completed prior to 2010.

Housing units completed or under construction shown on **Table 29** indicate significant progress toward meeting a large share of the City's total housing goal. From July 2003 to March 2005, a total of 15,118 new housing units had been constructed, and as of March 2005, an additional 12,572 were under construction, yielding a total of 27,690 new housing units produced citywide. In addition, 8,467 housing units had received discretionary development approval, but had not yet started construction. In total, the inventory consists of 36,157 new housing units either completed, under construction, or have received discretionary development permits; 3,025 of these units are restricted affordable units.

E. REVIEW IN PROCESS

The Adequate Sites Inventory includes housing units that were in the process of being reviewed for discretionary development approvals. As shown on **Table 23**, through of mid-2005, there were 18,829 units being reviewed that did not require a community plan amendment and 8,607 units that did require an amendment. In addition, there were 4,267 units that had been submitted to the City for preliminary review. In total, the inventory contains 31,703 housing units that are in some stage of discretionary review.



Units completed since 2003, under construction, permitted and in the review process total 67,860 housing units. This number exceeds the total number of units needed to meet the City's Regional Housing Needs Allocation goal of 45,741 total units without consideration of other potential units on vacant or infill sites; 5,631 of these units are restricted affordable units. A great majority of these are restricted low- and very-low income units. A list of affordable housing projects by affordability level is provided on **Table 30**.

F. VACANT LAND

The City has identified potential housing sites on vacant developable land that is designated for and capable of providing new housing units. A vast majority of these sites are within the Master Planned Suburban community planning areas. The remaining are vacant lots zoned for residential uses within Pre-World War II urban areas. Most are zoned and designated for single-family units. As of mid-2005, there were vacant sites zoned for residential uses that could provide 1,274 future housing units.

In addition to vacant sites zoned for residential, there were sites that have been allocated a number of units as part of an adopted community, precise, or specific plan. This is done as part of a planned development project with established unit totals for each development area in a plan. There were 2,669 units that were specifically allocated by a plan. In total, the inventory contains 3,943 potential new housing units that are on vacant developable sites.

G. INFILL OPPORTUNITY

The City has identified "potential future infill housing opportunity sites" capable of accommodating approximately 48,396 additional units. Staff planners assigned to each of the City's community planning areas participated in the process of identifying the sites that have potential for infill housing development in the next several years. All of the identified sites are zoned for multifamily or mixed-use development along major transit corridors, in the Downtown, and in higher density mixed-use areas, and thus could accommodate a range of income types. Most of the infill sites are zoned for residential densities at or above 30 units per acre and therefore have potential to accommodate affordable housing. Many of these sites are located within redevelopment project areas and other Pre World War II communities that have been experiencing recent development activity. They are located predominantly in areas where the General Plan and other City policies encourage additional development such as in "village" areas adjacent to light rail stations or other transit hubs. Although many of the infill opportunity sites are smaller parcels, it is likely, based on recent development trends, that most future residential development projects will involve consolidation of two or more parcels.



TABLE 30
AFFORDABLE HOUSING PROJECTS IN PROCESS BY COMMUNITY 2005-2010

COMMUNITY AREA	PROJECT NAME	TOTAL UNITS	RESTRICTED UNITS	VERY LOW 0-50% AMI	LOW 51-80% AMI	MOD 81-120% AMI	HOUSING COMMISSION FUNDING	REDEVELOPMENT FUNDING	TAX CREDITS	INCLUSIONARY ORDINANCE	STATUS	SITE ID
Barrio Logan	Gateway Family Apartments I	42	42	31	11	0	n/a	NOFA	yes	n/a	review in process	BL14651
Barrio Logan	La Entrada Family Apartments	85	85	85	0	0	n/a	NOFA	yes	n/a	preliminary review	BL11899
Barrio Logan	Los Vientas 1 & 2	92	92	63	29	0	n/a	NOFA	yes	n/a	preliminary review	BL11910
Barrio Logan	Logan Avenue Demonstration Project	42	41	41	0	0	n/a	NOFA	yes	n/a	preliminary review	BL5990
Black Mountain Ranch	Bella Rosa at Verrazano	42	42	0	42	0	n/a	n/a	n/a	NCFUA	units completed	BMR344
Black Mountain Ranch	Cristamar at Santa Monica	26	26	0	26	0	n/a	n/a	n/a	NCFUA	units completed	BMR464
Black Mountain Ranch	Fairbanks Ridge at Del Sur	204	204	69	135	0	n/a	n/a	n/a	NCFUA	review in process	BMR5877
Black Mountain Ranch	Fairbanks Summit Apartments	10	10	0	10	0	n/a	n/a	n/a	NCFUA	units completed	BMR196
Black Mountain Ranch	North Village TBA	2,579	265	0	265	0	n/a	n/a	n/a	NCFUA	review in process	BMR4445
Black Mountain Ranch	Rancho del Norte	119	119	37	82	0	n/a	n/a	n/a	NCFUA	units completed	BMR3805
Black Mountain Ranch	Sycamore Walk	70	70	0	70	0	n/a	n/a	n/a	NCFUA	units completed	BMR94
Centre City	16th and Market	136	136	68	68	0	n/a	n/a	n/a	citywide	review in process	CC14164
Centre City	Broadway Square	300	200	100	100	0	n/a	undetermined	n/a	n/a	permitted	CC6067
Centre City	Entrada	172	40	0	22	18	n/a	set-aside	n/a	n/a	units completed	CC6128
Centre City	Island and Market Centre	212	42	0	5	37	n/a	NOFA	n/a	n/a	permitted	CC14761
Centre City	Island Village Apartments	280	280	84	196	0	yes	n/a	yes	n/a	units completed	CC6110
Centre City	Leah Residence - Catholic Charities	24	23	23	0	0	n/a	set-aside	n/a	n/a	units completed	CC6124
Centre City	Lillian Place	74	74	45	14	15	n/a	NOFA	yes	n/a	units under construction	CC6133
Centre City	Market Street Manor	200	198	198	0	0	yes	loan	n/a	n/a	units completed	CC6129
Centre City	Market Street Village II	244	24	12	12	0	n/a	n/a	n/a	citywide	permitted	CC16421
CENTRE CITY	Mondrian	867	65	0	0	65	n/a	n/a	n/a	citywide	permitted	CC13833
CENTRE CITY	Newton Avenue Condos	150	30	0	0	30	n/a	set-aside	n/a	n/a	preliminary review	CC14347
CENTRE CITY	Smart Corner	299	25	0	0	25	n/a	set-aside	n/a	n/a	units under construction	CC6070



TABLE 30
AFFORDABLE HOUSING PROJECTS IN PROCESS BY COMMUNITY 2005-2010 (CONTINUED)

COMMUNITY AREA	PROJECT NAME	TOTAL UNITS	RESTRICTED UNITS	VERY LOW 0-50% AMI	LOW 51-80% AMI	MOD 81-120% AMI	HOUSING COMMISSION FUNDING	REDEVELOPMENT FUNDING	TAX CREDITS	INCLUSIONARY ORDINANCE	STATUS	SITE ID
CENTRE CITY	Studio Fifteen	275	275	138	137	0	yes	set-aside	n/a	n/a	review in process	CC14330
CENTRE CITY	Villa Harvey Mandel	90	89	89	0	0	yes	set-aside	yes	n/a	units completed	CC6136
CITY HEIGHTS	52nd & El Cajon Seniors	88	88	62	26	0	yes	n/a	n/a	citywide	review in process	CH14645
CITY HEIGHTS	Auburn Park	69	67	48	19	0	n/a	NOFA	yes	n/a	review in process with plan amendment	CH4809
CITY HEIGHTS	City Heights Square Senior	151	150	150	0	0	n/a	NOFA	yes	citywide	review in process	CH4808
CITY HEIGHTS	Metro Villas	120	118	118	0	0	n/a	set-aside	yes	n/a	units completed	CH2348
CITY HEIGHTS	Model School Project	310	96	0	96	0	yes	n/a	n/a	n/a	review in process with plan amendment	CH2569
CITY HEIGHTS	Urban Village Townhomes	116	34	0	34	0	n/a	set-aside	n/a	n/a	units completed	CH2644
COLLEGE	Aztec Inn	94	13	0	0	13	n/a	NOFA	n/a	n/a	preliminary review	CA6444
COLLEGE	The Paseo at SDSU	461	116	0	0	116	n/a	NOFA	n/a	n/a	preliminary review	CA4806
EASTERN AREA	Centrepont	312	47	0	0	47	n/a	NOFA	n/a	n/a	preliminary review	CA5986
ENCANTO NEIGHBORHOODS	Bayview Legacy Residences 1 & 2	144	144	120	24	0	n/a	n/a	n/a	citywide	units completed	ENC14636
ENCANTO NEIGHBORHOODS	Chollas Creek Villas	31	5	0	0	5	n/a	n/a	n/a	citywide	permitted	ENC57
ENCANTO NEIGHBORHOODS	Encanto Urban Village	26	5	0	0	5	n/a	n/a	n/a	citywide	units under construction	ENC3878
ENCANTO NEIGHBORHOODS	Esperanza Townhomes	29	3	0	0	3	n/a	n/a	n/a	citywide	permitted	ENC6049
ENCANTO NEIGHBORHOODS	Hilltop Drive & Euclid	170	120	0	120	0	n/a	NOFA	n/a	n/a	review in process with plan amendment	ENC4833
ENCANTO NEIGHBORHOODS	Jean C. McKinney Manor	50	49	49	0	0	n/a	n/a	n/a	n/a	units completed	ENC14659
GREATER GOLDEN HILL	K Lofts	8	1	1	0	0	n/a	n/a	n/a	citywide	units under construction	GGH2696
GREATER NORTH PARK	Boulevard Apartments	24	24	0	9	15	n/a	NOFA	n/a	n/a	review in process	NP9044



TABLE 30
AFFORDABLE HOUSING PROJECTS IN PROCESS BY COMMUNITY 2005-2010 (CONTINUED)

COMMUNITY AREA	PROJECT NAME	TOTAL UNITS	RESTRICTED UNITS	VERY LOW 0-50% AMI	LOW 51-80% AMI	MOD 81-120% AMI	HOUSING COMMISSION FUNDING	REDEVELOPMENT FUNDING	TAX CREDITS	INCLUSIONARY ORDINANCE	STATUS	SITE ID
GREATER NORTH PARK	La Boheme	224	45	0	0	45	n/a	set-aside	n/a	citywide	units under construction	NP2341
GREATER NORTH PARK	Lafayette Hotel Residences	271	42	0	0	42	n/a	NOFA	n/a	n/a	review in process	NP40
GREATER NORTH PARK	Renaissance at North Park	28	14	0	0	14	n/a	set-aside	n/a	citywide	units under construction	NP2337
GREATER NORTH PARK	Renaissance North Park Seniors	96	94	94	0	0	n/a	set-aside	yes	citywide	units under construction	NP2336
GREATER NORTH PARK	The Boulevard at North Park	126	27	0	0	27	n/a	NOFA	n/a	n/a	permitted	NP4794
KEARNY MESA	Park View Aero Court	288	29	0	0	29	n/a	n/a	n/a	citywide	review in process with plan amendment	SM14773
KENSINGTON-TALMADGE	Talmadge Senior Village	91	90	90	0	0	yes	NOFA	yes	n/a	units under construction	KEN2653
LA JOLLA	White Sands Senior	82	82	0	0	82	n/a	n/a	n/a	citywide	units under construction	LJ1919
LINDA VISTA	Fulton Street Apartments	23	3	0	0	3	n/a	n/a	n/a	citywide	review in process	LV4786
LINDA VISTA	Morena Vista	184	18	0	18	0	n/a	set-aside	n/a	n/a	units under construction	LV4787
MIDWAY-PACIFIC HIGHWAY	Stella	86	13	0	0	13	n/a	n/a	n/a	citywide	review in process with plan amendment	MPH4796
OTAY MESA	Centex Spring Canyon Ranch	1,651	165	0	0	165	n/a	n/a	n/a	citywide	review in process with plan amendment	OM14794
OTAY MESA-NESTOR	Creekside Trails	50	49	35	14	0	yes	n/a	n/a	citywide	units under construction	OMN2993
OTAY MESA-NESTOR	Tesoro Grove	106	104	24	80	0	yes	n/a	yes	n/a	units completed	OMN5981
PACIFIC BEACH	Markey Mixed-Use	15	2	2	0	0	n/a	n/a	n/a	citywide	units under construction	PB14634
PACIFIC HIGHLANDS RANCH	Airoso	221	60	0	60	0	n/a	n/a	n/a	NCFUA	units under construction	PH6032
PACIFIC HIGHLANDS RANCH	The Crossings	108	107	36	71	0	n/a	n/a	n/a	NCFUA	permitted	PH5973
PACIFIC HIGHLANDS RANCH	Villa Andalucia	32	32	10	22	0	n/a	n/a	n/a	NCFUA	units completed	PH789



TABLE 30
AFFORDABLE HOUSING PROJECTS IN PROCESS BY COMMUNITY 2005-2010 (CONTINUED)

COMMUNITY AREA	PROJECT NAME	TOTAL UNITS	RESTRICTED UNITS	VERY LOW 0-50% AMI	LOW 51-80% AMI	MOD 81-120% AMI	HOUSING COMMISSION FUNDING	REDEVELOPMENT FUNDING	TAX CREDITS	INCLUSIONARY ORDINANCE	STATUS	SITE ID
PACIFIC HIGHLANDS RANCH	Windwood Village	92	91	28	63	0	n/a	n/a	n/a	NCFUA	units completed	PH1044
PENINSULA	Voltaire Street Mixed- Use	23	3	0	0	3	n/a	n/a	n/a	citywide	permitted	PEN14776
RANCHO ENCANTADA	Sycamore Estates	106	106	0	106	0	n/a	n/a	n/a	citywide	permitted	RE4745
SAN YSIDRO	Beyer Courtyard	60	59	14	45	0	yes	n/a	n/a	citywide	units under construction	SY4849
SAN YSIDRO	Beyer Property	81	8	0	0	8	n/a	n/a	n/a	citywide	review in process	SY62
SAN YSIDRO	Casitas de las Florecitas	8	8	0	8	0	n/a	set-aside	n/a	n/a	units completed	SY3018
SCRIPPS MIRAMAR RANCH	Montage	814	82	0	82	0	n/a	n/a	n/a	citywide	review in process with plan amendment	SMR6048
SCRIPPS MIRAMAR RANCH	Scripps Wisteria	171	17	0	0	17	n/a	n/a	n/a	citywide	review in process	SMR18
SKYLINE PARADISE HILLS	Skyline Terrace	30	4	0	4	0	n/a	n/a	n/a	citywide	units completed	ENC2800
SOUTHEASTERN SAN DIEGO	Boston Village	9	9	0	0	9	n/a	n/a	n/a	citywide	units completed	SE14429
SOUTHEASTERN SAN DIEGO	Commercial & 22 nd Project	247	227	227	0	0	n/a	n/a	n/a	NCFUA	preliminary review	SE4820
SOUTHEASTERN SAN DIEGO	Housing Corridors	50	50	50	0	0	n/a	n/a	n/a	citywide	review in process	SE4819
SOUTHEASTERN SAN DIEGO	Legacy Walk	110	11	0	0	11	n/a	n/a	n/a	citywide	permitted	SE14771
SOUTHEASTERN SAN DIEGO	Southcrest Park Estates II	62	9	0	0	9	n/a	set-aside	n/a	n/a	units completed	SE2876
TORREY HIGHLANDS	Villa Glen	26	26	8	18	0	n/a	n/a	n/a	NCFUA	units completed	TH5454
TORREY HIGHLANDS	Vista Terraza	124	123	58	65	0	n/a	n/a	n/a	NCFUA	units under construction	TH13
UNIVERSITY	La Jolla Crossroads Bldg 6	1,500	140	0	0	140	n/a	n/a	n/a	citywide	units under construction	UNI4749
UPTOWN	2525 Second Avenue	125	67	0	0	67	n/a	NOFA	n/a	NOFA	review in process	UPT4816
UPTOWN	5 th & Pennsylvania	185	19	0	0	19	n/a	n/a	n/a	citywide	permitted	UPT5996
UPTOWN	Baranski Apartments	28	3	0	0	3	n/a	n/a	n/a	citywide	review in process with plan amendment	UPT14782



TABLE 30
AFFORDABLE HOUSING PROJECTS IN PROCESS BY COMMUNITY 2005-2010 (CONTINUED)

COMMUNITY AREA	PROJECT NAME	TOTAL UNITS	RESTRICTED UNITS	VERY LOW 0-50% AMI	LOW 51-80% AMI	MOD 81-120% AMI	HOUSING COMMISSION FUNDING	REDEVELOPMENT FUNDING	TAX CREDITS	INCLUSIONARY ORDINANCE	STATUS	SITE ID
UPTOWN	CityMark Egyptian	80	7	7	0	0	n/a	n/a	n/a	citywide	units completed	UPT2595
UPTOWN	Paseo de Mission Hills	61	8	8	0	0	n/a	n/a	n/a	citywide	review in process	UPT6005
UPTOWN	Vista Diego	11	1	0	0	1	n/a	n/a	n/a	citywide	review in process	UPT6008
TOTALS		16,552	5,631	2,322	2,208	1,101						0
PERCENTS		100.0%	34.4%									0



During the past five years there has been a very noticeable increase in development interest and applications for multifamily development at higher densities than had existed previously in Pre-World War II areas of the City within five miles of Downtown. Several large residential developers who had previously focused on suburban development have refocused their future plans on infill development. A down-side of this trend is that the increased land costs have made it very difficult for affordable housing developers to compete for land with market-rate developers. In the areas with the highest land costs, such as Downtown, a majority of residential development occurring on land zoned and designated for over 30 dwelling units per acre are high-end market-rate units. However, through use of a variety of subsidies, some affordable units are being built in even the highest priced areas.

H. COASTAL HEIGHT LIMIT OVERLAY ZONE

Sites identified in the inventory as completed or under construction, zoned for multifamily residential greater than 30 housing units per acre, and located within the City's 30-foot Coastal Height Limit Overlay Zone, shown in Figure 5 as Coastal communities, were analyzed to determine their median residential density. The following communities were included in the analysis: La Jolla, Pacific Beach, Mission Beach, Ocean Beach, and Peninsula.

Based on a sample of sites, the analysis determined that the current median multifamily residential density in the Coastal Height Limit Overlay Zone, in residential zones equal or greater than 30 units per acre, is approximately 30 housing units per acre. Based on this finding, the sites inventory assumes that development will occur at 30 units per acre on sites identified as infill or vacant located in zones that allow greater than 30 units per acres within this overlay.

I. SUITABILITY OF NON-VACANT SITES

Recent development activities and trends indicate that development of residential uses on non-vacant, underutilized sites within urban areas is feasible. This is already occurring in a number of areas within the City. While the development of underutilized sites poses additional development challenges when compared to developing vacant land, it is increasingly becoming the only feasible option for development because little vacant land designated for development remains in the City.

The SANDAG regional land use data indicates that only four percent of San Diego's land remains vacant and developable. This Housing Element has identified all the vacant residential sites throughout the City that could develop within the next five years. Sand and gravel extractive activities were not identified in the site inventory due to timing because these areas are currently not available for residential development. Development on these sites could start once the extractive activities are completed after 2010. Given the limited amount of vacant developable land remaining in the City, future housing will occur primarily on non-vacant sites.



In order to demonstrate the reliability of the number of infill units projected in the inventory, a number of multifamily and mixed-use residential sites that are identified as completed, under construction, permitted, or under review (referred to as pipeline) in the inventory were analyzed to demonstrate the suitability of non-vacant sites. Sites identified as completed and in the development pipeline were included in this analysis because they are locations where a financial commitment by property owners to develop housing has been made. Therefore, the **Table 25** sites included in this analysis should be considered representative of current residential market trends. The sites selected were mostly in Pre World War II communities because a majority of multifamily and mixed-use housing located there is being constructed on underutilized land containing existing units.

As shown on the following **Table 31**, the analysis determined that within the sampled sites, a total of 30,326 housing units have been completed or are in the pipeline on non-vacant sites. These units constitute over 46 percent of the 67,860 total sites identified as completed and in the development pipeline citywide. The remaining 54 percent represents completed or pipeline housing units on vacant land, primarily in Master Planned communities within the City.

The sites identified on **Table 31** were analyzed to determine how many units were located within and outside of the City's 17 redevelopment project areas. The purpose of this analysis was to demonstrate that it is economically feasible for developers to develop infill housing units without redevelopment assistance outside of adopted redevelopment project areas.

Of the total 30,326 completed and pipeline housing units, 64 percent, 23,559 are within an adopted redevelopment project area of which 17,227 housing units are in Centre City. The Centre City community (see Figure 5, Downtown), which is encompassed by two redevelopment project areas, provides the greatest opportunities for new housing in the City. Approximately 25 percent of all completed and pipeline housing units identified in the site inventory are located in Centre City. A majority of housing units built and in the pipeline in Centre City have not received or requested for redevelopment agency assistance due to a strong market demand for high-density urban housing.

Outside of the 13,099 housing units included in this analysis that are located outside of Centre City, only 21 percent 6,332 are on sites located in a redevelopment project area. Outside of Centre City and other adopted redevelopment project areas, 22 percent of completed and pipeline housing units are located on non-vacant underutilized sites.

The conclusion of this analysis is that within established neighborhoods in Downtown and Pre World War II communities, where underutilized land designated for residential use exists, it is feasible for property owners and developers to build housing units on non-vacant sites to meet the demand for housing given the diminishing supply of vacant developable land throughout the City.



TABLE 31
RECENT AND ANTICIPATED RESIDENTIAL INFILL ANALYSIS
MARCH 2006

	TOTAL	UNITS COMPLETED	UNITS UNDER CONSTRUCTION	RECEIVED PERMIT, BUT NOT UNDER CONSTRUCTION	REVIEW IN PROCESS	REVIEW IN PROCESS - NEEDS PLAN AMENDMENT	PRELIMINARY REVIEW/ DISCUSSION
BARRIO LOGAN	490	0	119	0	150	0	221
CENTRE CITY	17,262	4,648	5,194	4,060	3,360	0	0
CLAIREMONT MESA	251	15	36	0	33	77	90
COLLEGE AREA	1,040	7	14	70	82	0	867
ENCANTO NEIGHBORHOODS	1,741	379	104	60	8	1,168	22
GREATER GOLDEN HILL	63	20	30	0	13	0	0
GREATER NORTH PARK	1,180	97	436	180	295	0	172
LA JOLLA	418	261	157	0	0	0	0
LINDA VISTA	457	56	211	167	23	0	0
MID-CITY: CITY HEIGHTS	1,114	246	73	0	239	556	0
MID-CITY: EASTERN AREA	155	8	9	0	48	90	0
MID-CITY: KENSINGTON- TALMADGE	109	15	94	0	0	0	0
MID-CITY: NORMAL HEIGHTS	342	10	8	4	320	0	0
MIDWAY-PACIFIC HIGHWAY	417	0	3	170	0	244	0
MISSION BEACH	100	44	56	0	0	0	0
NAVAJO	1,240	37	5	0	0	198	1,000
OCEAN BEACH	35	27	8	0	0	0	0
OLD SAN DIEGO	1	1	0	0	0	0	0
OTAY MESA-NESTOR	510	191	91	46	182	0	0
PACIFIC BEACH	247	130	99	0	18	0	0
PENINSULA	477	254	104	29	0	0	90
SAN YSIDRO	608	32	69	0	133	0	374
SERRA MESA	461	1	8	164	0	288	0
SKYLINE-PARADISE HILLS	96	10	20	66	0	0	0
SOUTHEASTERN SAN DIEGO	952	124	84	110	58	321	255
UPTOWN	1,971	577	345	253	395	28	373
TOTALS	38,973	8,662	7,870	5,379	8,834	4,564	3,664
	100%	22%	20%	14%	23%	12%	9%



J. SUITABILITY OF SMALLER SITES

The adequate sites inventory identifies 48,396 total potential housing units on sites categorized as infill residential. All of the infill sites are in urban areas, zoned for 30 housing units per acre or greater, and identified as individual parcels. Generally, within older established areas, single parcels tend to be small parcels (less than a half-acre in size). Approximately 97 percent of the infill sites are less than a half-acre in area. The median size of the infill site is 0.16 acres (7,160 square feet). However, many of these smaller parcels are adjacent to each other and have the potential to be assembled as part of a larger development site. Many of the infill sites are located in large contiguous areas along major transportation corridors. The assembling of parcels to form larger development sites is consistent with recent development trends as indicated by the pipeline sites identified in the inventory.

Multifamily and mixed-use residential sites identified as being in the development pipeline were analyzed to determine the median project size. Completed and pipeline sites are indicative of recent development trends. Sites analyzed were primarily in older urbanized communities because a majority of multifamily and mixed-use housing located in these areas is being constructed on sites smaller than is the housing that is being constructed on vacant land in newer developing communities. This analysis determined that the median parcel size in older urbanized areas for sites completed or in the pipeline is approximately 0.84 acres (20,909 square feet). Although the median project site area is 0.84 acres, many of these sites contain multiple smaller parcels that were assembled to form a larger development site. The median area of these smaller assembled individual parcels is only 0.14 acres (5,227 square feet).

Sites containing completed housing units and those in the development pipeline in older urbanized areas were analyzed to determine how many units were located within and outside of adopted redevelopment project areas. This analysis indicates that it is economically feasible for property owners/developers to assemble smaller parcels to form viable development sites outside of existing redevelopment project areas. Within redevelopment areas property assembly is aided because the City's Redevelopment Agency has the ability to provide financial assistance to assist in the assembly of blighted parcels to form larger development areas.

Approximately 41 percent of potential future infill residential sites are located outside of an adopted redevelopment area and 65 percent of all completed and pipeline units in older urbanized areas are outside of an adopted redevelopment areas. Given the median parcel size of only .14 acres, it appears that the assembly of smaller parcels to form larger development sites through the use of private real estate transactions is not only feasible, but is occurring frequently both inside and outside of established redevelopment areas.

Table 32 provides information on the number of units completed, under construction or in the review process on various sized parcels in urbanized communities where small lot residential infill is occurring. The data show that the greatest concentration of such units (approximately 50% of the total) being built are on sites in the Downtown area but a significant number of units are also being built on small parcels in several other Pre World War II communities. Many infill units in these communities are being built at



densities of 15-30 dwelling units per acre. The San Diego Adequate Site Inventory is restricted to medium and high density zoned sites where over 30 dwelling units per acre is permitted and does not include these lower medium density sites. However, due to lower land costs, it is frequently more economically feasible to construct affordable units in the lower medium density multifamily areas where relatively inexpensive stick-built construction is dominant.

Developers typically assemble development sites by purchasing adjacent parcels both within and outside redevelopment project areas. This Housing Element does not attempt to aggregate single parcels infill sites together, since moderate to higher-density projects can range in area from sites less than a half-acre to greater than one acre. Nevertheless, the site inventory findings demonstrate that individual infill sites are often combined with contiguous sites to form larger sites where development is more financially feasible.

K. MILITARY FAMILY HOUSING

The City has identified housing units for military families in the inventory. Given the strong military presences in both the City and the region, there is a need to provide housing for the families of military personnel stationed in San Diego. Families that are unable to obtain on- or off-base housing have difficulty finding affordable housing in the region's strong rental market. Due to high rental costs and the shortage of affordable housing for military families in San Diego, the U.S. Department of Defense has partnered with developers to build additional housing units and rehabilitate existing units for military families.

The inventory contains sites that have been completed, under construction or planned for military family housing within the City. Between July 2003 to March 2005, a total of 173 new military housing units had been constructed, and as of March 2005, an additional 86 were under construction, yielding a total of 259 new military family housing units citywide. In addition, 1,600 military family housing units were in the planning process, but had not yet started construction. In total, the inventory consists of 1,859 new military family housing units either completed, under construction, or in the planning process. These units will be offered to military families at rents below market rate, and thus reduce the need for military families to compete for housing in the San Diego rental market.

L. WATER AND SEWER CAPACITY

It has been assumed that water and sewer capacity is currently in place or will be constructed as needed to sufficiently serve the additional housing units anticipated to be built from 2005-2010. Water and sewer facilities are existing or planned to accommodate the ultimate buildout of residential and non-residential development designated in the City's many community plans. Planned facilities will be able to accommodate projected growth to 2025 without fundamental changes to the systems. Completion of utilities has not been a major factor delaying residential development in recent years since a major pump station upgrade was completed. With development in San Diego gradually shifting to be primarily infill, the need to construct additional water and sewer facilities is less of an issue than when development was primarily going in previously undeveloped areas.



TABLE 32
DRAFT HOUSING ELEMENT ADEQUATE HOUSING SITES INVENTORY
TOTAL GROSS NUMBER OF MULTI-FAMILY UNITS AND SITES COMPLETED, UNDER CONSTRUCTION,
OR PERMITTED BY COMMUNITY PLANNING AREAS (SELECTED COMMUNITIES)*
FROM JULY 2003 TO MARCH 2005

PLANNING AREA	PROJECT SITE ACREAGE RANGE								TOTAL	
		0 - 0.5	0.5 - 1.0	1.0 - 1.5	1.5 - 2.0	2.0 - 2.5	2.5 - 3.0	3.0 >	NUMERIC	PERCENT
CENTRE CITY	# of Units	3,179	3,706	5,766	1,134	263	0	0	14,048	70.7%
	# of Sites	34	26	24	5	1	0	0	90	13.2%
	Median Density (DU/AC)	191.57	217.60	168.13	134.03	126.09	0.00	0.00	172.51	
CLAIREMONT MESA	# of Units	14	0	0	0	0	0	0	14	0.1%
	# of Sites	14	0	0	0	0	0	0	14	2.1%
	Median Density (DU/AC)	13.88	0.00	0.00	0.00	0.00	0.00	0.00	13.88	
COLLEGE AREA	# of Units	4	0	0	70	0	0	0	74	0.4%
	# of Sites	2	0	0	1	0	0	0	3	0.4%
	Median Density (DU/AC)	15.67	0.00	0.00	44.79	0.00	0.00	0.00	16.24	
ENCANTO NEIGHBORHOODS, SOUTHEASTERN	# of Units	137	79	26	0	0	0	95	337	1.7%
	# of Sites	10	2	1	0	0	0	1	14	2.1%
	Median Density (DU/AC)	13.88	54.42	18.36	0.00	0.00	0.00	19.47	17.02	
GREATER GOLDEN HILL	# of Units	40	0	0	0	0	0	0	40	0.2%
	# of Sites	16	0	0	0	0	0	0	16	2.4%
	Median Density (DU/AC)	15.79	0.00	0.00	0.00	0.00	0.00	0.00	15.79	
GREATER NORTH PARK	# of Units	140	178	96	0	224	0	0	638	3.2%
	# of Sites	29	3	1	0	1	0	0	34	5.0%
	Median Density (DU/AC)	24.83	51.09	82.25	0.00	109.12	0.00	0.00	24.89	
LA JOLLA	# of Units	70	0	0	0	48	0	222	340	1.7%
	# of Sites	34	0	0	0	1	0	2	37	5.4%
	Median Density (DU/AC)	12.79	0.00	0.00	0.00	21.98	0.00	24.24	12.91	
LINDA VISTA	# of Units	42	26	0	0	161	0	184	413	2.1%
	# of Sites	14	1	0	0	1	0	1	17	2.5%
	Median Density (DU/AC)	15.91	31.75	0.00	0.00	69.72	0.00	36.43	16.30	



TABLE 32
DRAFT HOUSING ELEMENT ADEQUATE HOUSING SITES INVENTORY
TOTAL GROSS NUMBER OF MULTI-FAMILY UNITS AND SITES COMPLETED, UNDER CONSTRUCTION,
OR PERMITTED BY COMMUNITY PLANNING AREAS (SELECTED COMMUNITIES)*
FROM JULY 2003 TO MARCH 2005

PLANNING AREA	PROJECT SITE ACREAGE RANGE								TOTAL	
		0 - 0.5	0.5 - 1.0	1.0 - 1.5	1.5 - 2.0	2.0 - 2.5	2.5 - 3.0	3.0 >	NUMERIC	PERCENT
MID-CITY: CITY HEIGHT	# of Units	32	0	19	116	120	0	0	287	1.4%
	# of Sites	21	0	1	1	1	0	0	24	3.5%
	Median Density (DU/AC)	14.34	0.00	14.06	64.78	59.43	0.00	0.00	14.44	
MID-CITY: EASTERN AREA	# of Units	2	0	0	0	0	0	0	2	0.0%
	# of Sites	1	0	0	0	0	0	0	1	0.1%
	Median Density (DU/AC)	15.01	0.00	0.00	0.00	0.00	0.00	0.00	15.01	
MID-CITY: KENSINGTON-TALMADGE	# of Units	14	91	0	0	0	0	0	105	0.5%
	# of Sites	5	1	0	0	0	0	0	6	0.9%
	Median Density (DU/AC)	18.61	108.33	0.00	0.00	0.00	0.00	0.00	19.73	
MID-CITY: NORMAL HEIGHTS	# of Units	13	0	0	0	0	0	0	13	0.1%
	# of Sites	7	0	0	0	0	0	0	7	1.0%
	Median Density (DU/AC)	14.42	0.00	0.00	0.00	0.00	0.00	0.00	14.42	
MIDWAY-PACIFIC HIGHWAY	# of Units	0	0	0	0	0	0	170	170	0.9%
	# of Sites	0	0	0	0	0	0	1	1	0.1%
	Median Density (DU/AC)	0.00	0.00	0.00	0.00	0.00	0.00	20.89	20.89	
MISSION BEACH	# of Units	97	0	0	0	0	0	0	97	0.5%
	# of Sites	48	0	0	0	0	0	0	48	7.1%
	Median Density (DU/AC)	32.25	0.00	0.00	0.00	0.00	0.00	0.00	32.25	
NAVAJO	# of Units	4	0	0	0	0	0	0	4	0.0%
	# of Sites	4	0	0	0	0	0	0	4	0.6%
	Median Density (DU/AC)	13.78	0.00	0.00	0.00	0.00	0.00	0.00	13.78	
OCEAN BEACH	# of Units	26	0	0	0	0	0	0	26	0.1%



TABLE 32
DRAFT HOUSING ELEMENT ADEQUATE HOUSING SITES INVENTORY
TOTAL GROSS NUMBER OF MULTI-FAMILY UNITS AND SITES COMPLETED, UNDER CONSTRUCTION,
OR PERMITTED BY COMMUNITY PLANNING AREAS (SELECTED COMMUNITIES)*
FROM JULY 2003 TO MARCH 2005

PLANNING AREA	PROJECT SITE ACREAGE RANGE								TOTAL	
		0 - 0.5	0.5 - 1.0	1.0 - 1.5	1.5 - 2.0	2.0 - 2.5	2.5 - 3.0	3.0 >	NUMERIC	PERCENT
	# of Sites	12	0	0	0	0	0	0	12	1.8%
	Median Density (DU/AC)	14.64	0.00	0.00	0.00	0.00	0.00	0.00	14.64	
OTAY MESA	# of Units	0	38	86	26	0	0	790	940	4.7%
	# of Sites	0	2	3	1	0	0	3	9	1.3%
	Median Density (DU/AC)	0.00	23.24	22.98	15.90	0.00	0.00	17.83	19.87	
OTAY MESA-NESTOR	# of Units	60	0	0	0	0	96	106	262	1.3%
	# of Sites	51	0	0	0	0	2	1	54	7.9%
	Median Density (DU/AC)	20.94	0.00	0.00	0.00	0.00	18.03	17.38	20.94	
PACIFIC BEACH	# of Units	217	0	0	0	0	0	0	217	1.1%
	# of Sites	46	0	0	0	0	0	0	46	6.8%
	Median Density (DU/AC)	27.89	0.00	0.00	0.00	0.00	0.00	0.00	27.89	
PENINSULA	# of Units	211	63	0	0	0	0	0	274	1.4%
	# of Sites	138	3	0	0	0	0	0	141	20.7%
	Median Density (DU/AC)	17.12	23.67	0.00	0.00	0.00	0.00	0.00	17.12	
SAN YSIDRO	# of Units	2	0	0	0	60	0	0	62	0.3%
	# of Sites	1	0	0	0	1	0	0	2	0.3%
	Median Density (DU/AC)	12.33	0.00	0.00	0.00	26.24	0.00	0.00	19.28	
SERRA MESA	# of Units	0	0	0	0	0	0	164	164	0.8%
	# of Sites	0	0	0	0	0	0	1	1	0.1%
	Median Density (DU/AC)	0.00	0.00	0.00	0.00	0.00	0.00	19.06	19.06	
SKYLINE-PARADISE HILLS	# of Units	0	0	0	0	0	0	66	66	0.3%
	# of Sites	0	0	0	0	0	0	1	1	0.1%
	Median Density (DU/AC)	0.00	0.00	0.00	0.00	0.00	0.00	12.67	12.67	



TABLE 32
DRAFT HOUSING ELEMENT ADEQUATE HOUSING SITES INVENTORY
TOTAL GROSS NUMBER OF MULTI-FAMILY UNITS AND SITES COMPLETED, UNDER CONSTRUCTION,
OR PERMITTED BY COMMUNITY PLANNING AREAS (SELECTED COMMUNITIES)*
FROM JULY 2003 TO MARCH 2005

PLANNING AREA	PROJECT SITE ACREAGE RANGE								TOTAL	
		0 - 0.5	0.5 - 1.0	1.0 - 1.5	1.5 - 2.0	2.0 - 2.5	2.5 - 3.0	3.0 >	NUMERIC	PERCENT
SOUTHEASTERN SAN DIEGO, SOUTHEASTERN	# of Units	68	9	0	0	0	0	110	187	0.9%
	# of Sites	41	1	0	0	0	0	1	43	6.3%
	Median Density (DU/AC)	13.24	14.30	0.00	0.00	0.00	0.00	19.61	13.25	
UPTOWN	# of Units	405	325	360	0	0	0	0	1,090	5.5%
	# of Sites	44	8	3	0	0	0	0	55	8.1%
	Median Density (DU/AC)	24.38	55.43	120.68	0.00	0.00	0.00	0.00	26.63	
TOTAL OF SELECTED PLANNING AREAS	# of Units	4,777	4,515	6,353	1,346	876	96	1,907	19,870	100.0%
	# of Sites	572	47	33	8	6	2	12	680	100.0%
	Median Density (DU/AC)	17.52	126.33	151.58	119.81	64.58	18.03	19.26	18.98	
PERCENT OF TOTAL	# of Units	24%	23%	32%	7%	4%	0%	10%	100%	
	# of Sites	84%	7%	5%	1%	1%	0%	2%	100%	

Notes:

*For the purpose of this analysis only, the selected community planning areas refer to those communities in the city, where a majority of residential development occurred prior to the 1970's.

Gross Number of Units is used rather than net number of units

Number of Sites refers to the number of adequate sites.

Median Density (DU/AC) refers to the Median Density (DU/AC) for each acreage range (density = Gross Number of Units divided by the acreage of site) where density \geq 12 du/ac



*The 1999-2004
Housing Element*



THE 1999-2004 HOUSING ELEMENT

An analysis of the progress that San Diego made during the period from July 1999-June 2004 in implementing the policies and programs and achieving the goals and objectives of the 1999-2004 Housing Element is a key requirement of State law and is provided below in **Table 33**. The information in this table describes and analyzes the progress made, provides reasons why some goals were achieved and others not achieved, and lists suggested changes to various policies and programs where the analysis shows that more progress is needed.



TABLE 33
GOALS AND OBJECTIVES OF THE 1999 - 2004 HOUSING ELEMENT

QUANTIFIED OBJECTIVE	PROGRESS JULY 1999 - JULY 2004	ANALYSIS	CHANGES
Establish development monitoring system as part of Process 2000.	New project tracking system fully completed and phased in by the end of 2001.	Primary goal has been accomplished. Further improvements will undoubtedly become necessary over time.	This system should continue to be expanded and refined.
Update community plans as resources permit.	Plan updates continued with some slowdown when staff resources were unavailable.	Staffing cutbacks over the last few years have slowed plan updates.	While plan updates remain a priority, they are no longer an explicit program in this section of the Housing Element.
The City shall aggressively encourage use of the Affordable Housing Density Bonus Program. Based on recent trends and projects now in process, it is anticipated that approximately 740 affordable housing units will be added through FY 2004. Of these, approximately 445 units will be affordable to low-income households and approximately 295 units will be affordable to very low-income units.	A Density Bonus Agreement, CC&Rs and Trust Deed were recorded in February 2002 for the Otay Mesa Family Villas, which provided 42 affordable units. Seven of the 42 units were a result of the density bonus program. In FY 2004, two further agreements were completed.	The density bonus program has not been economically attractive to many developers in recent years, but the recent changes in state law may increase interest. It is too early to accurately gauge interest in the revised state density bonus programs.	The City is in the process of revising its density bonus regulations to conform to revised state law. In addition, the City is proposing to enact a local density bonus for projects that build required inclusionary units on site. The City shall encourage use of the available Housing Density Bonus Programs. Based on recent trends and projects now in process, it is anticipated that approximately 375 affordable housing units will be added through FY 2010. Of these, approximately 125 will be affordable to moderate-income homebuyers, 125 units will be affordable to low-income renters and approximately 125 units will be affordable to very low-income renters.



TABLE 33
GOALS AND OBJECTIVES OF THE 1999 - 2004 HOUSING ELEMENT (CONTINUED)

QUANTIFIED OBJECTIVE	PROGRESS JULY 1999 - JULY 2004	ANALYSIS	CHANGES
Tax Credits and Tax Exempt Bonds: The Housing Commission will promote the use of federal and state tax credits and multifamily Mortgage Revenue Bonds (MRB) to assist in the development of housing for lower-income households. Based on past trends and assuming that San Diego will obtain the necessary bond and tax credit allocation from the state, the City projects that at least 100 units affordable to very low-income households will be built.	1442 units built using tax credits or tax-exempt bonds.	This program was more successful and used more frequently than was anticipated in 1999. The City is now more familiar with use of tax credits and tax-exempt bonds and anticipates continued use of these tools.	Program will be continued, with unit projection raised to
Coastal Zone Program: State law provides that conversion or demolition of existing residential units occupied by low- and moderate-income households within the Coastal Zone shall only be authorized if provision has been made for the replacement of those units. The City Council Policy to implement the state law requires that such replacement units be affordable to the occupant for a minimum of 5 years. Pursuant to these requirements, it is anticipated that approximately 20 units of replacement housing will be provided, of which approximately 5 units would be affordable or potentially affordable to very low-income households. This estimate is based on replacement units currently in the approval process and on the rate of production during the previous seven-year cycle.	The Coastal Affordable Housing Replacement program is administered to ensure owners comply with program requirements. The City of San Diego approved a tenant relocation assistance program for tenants displaced due to condominium conversion.	Increasing pressure to redevelop properties in the Coastal Zone requires retaining this program and increasing the anticipated pace of providing replacement units.	Program remains with replacement units raised to 30 affordable to low income households ten affordable to moderate-income households.
Section 202, Section 801 and Section 811: The Section 202 program allows not-for-profit corporations to apply for direct loans from HUD to finance the construction or acquisition and rehabilitation of housing for the elderly or hindered/disabled. The City anticipates that approximately 250 units will be constructed through these programs during this Housing Element cycle. These units are available only to very low-income persons and the rents are restricted to 30% of gross income.	Approximately 70 units were built with assistance from Section 202 and 42 units were built with assistance from Section 811.	The City will continue to participate with non-profit corporations in seeking Section 202 and 811 loans.	The goal has been lowered from 250 to 50 units for the next years based on recent experience.

TABLE 33
GOALS AND OBJECTIVES OF THE 1999 - 2004 HOUSING ELEMENT (CONTINUED)

QUANTIFIED OBJECTIVE	PROGRESS JULY 1999 - JULY 2004	ANALYSIS	CHANGES
Military Housing: The military proposes to develop approximately 2,188 new housing units for military families by the end of FY 2004.	<p>The Navy completed its Environmental Impact Statement for construction of 1,600 new units at Marine Corps Air Station Miramar, which culminated in a Record of Decision being granted in August 2004. Construction of these units is not projected to begin until FY 2008. Construction of the 1,600 new units is projected to continue over a 5-year development period with 20% of the units being delivered annually. All 500 Naval Training Center units have been completed and are now occupied. A total of 138 units were delivered in the FY 2002-2003 reporting period. The remaining units were delivered as follows: Feb 27, 2003 89 Units; Jun 23, 2003 112 Units; Oct 15, 2003 106 Units and Jan 16, 2004 55 Units.</p> <p>Additionally, in Serra Mesa at the former Military Family Housing community of Cabrillo Heights, demolition of 812 existing units and replacement with 900 new construction units continued. To date, all 812 existing units have been demolished, 325 new construction units have been completed and are now occupied. The 325 units were delivered as follows: Oct 1, 2003 50 Units; Jan 19, 2004 75 Units; May 12, 2004 100 Units; Sep 5, 2004 100 Units.</p> <p>Redevelopment of the 545-unit Gateway Military Family Housing community in Point Loma also began in FY 2003. To date 545 existing units have been demolished and no new construction units have been delivered. The 545 units will be replaced with 460 new units. The new units are scheduled to be completed in June 2006.</p>	<p>Only 825 new units were built, with 1357 units demolished. Additional units are under construction and will result in very little overall change in total number of units but replaced units are substantially upgraded.</p>	<p>1,600 new units scheduled to be built by the end of FY 2010.</p>
Student Housing: Current plans on the part of local universities call for adding approximately 3,000 to 5,000 new beds by the end of FY 2004 to serve students.	<p>Over 3,050 new beds added since last Housing Element at the three largest universities: UCSD, SDSU and USD.</p>	<p>Goal was met.</p>	<p>Current plans on the part of local universities call for adding approximately 5,000 new beds by the end of FY 2010 to serve students.</p>



TABLE 33
GOALS AND OBJECTIVES OF THE 1999 - 2004 HOUSING ELEMENT (CONTINUED)

QUANTIFIED OBJECTIVE	PROGRESS JULY 1999 - JULY 2004	ANALYSIS	CHANGES
Mobile Home Parks: It may be possible to add or enable resident acquisition of a minimum of 200 mobile home park spaces, all of which would be affordable to low-income households.	No activity.	High land costs and lack of vacant land now make it infeasible to construct new mobile home parks in San Diego, and pressure to convert existing mobile home parks to more intensive uses has increased in recent years.	Goal of resident acquisition of 200 mobile home park spaces remains the same.
Farm Worker Housing: The City shall annually monitor the number of permanent and seasonal farm worker employees in the San Pasqual Valley, where they live, and the need for additional housing. If additional housing is found to be needed, the City shall develop appropriate incentives to encourage lessees to provide such housing, with priority given to permanent employees first.	The Real Estate Assets Department (READ) developed a questionnaire to determine a level of demand for farm worker housing. The department also continued efforts to locate funding to purchase and/or provide additional farm worker housing for the San Pasqual Valley Agricultural Preserve. The City's Homeless Administrator worked with police to perform a count of the estimated number of farm workers and day laborers in the San Pasqual Valley to ensure more accurate data for planning purposes.	Goal was met.	City will now seek to provide up to 20 additional mobile home units for farm workers in addition to maintain existing units in the San Pasqual Valley. The City has incorporated provisions of the State Employee Housing Ordinance into its zoning code to specify that employee housing for six or fewer employees shall be processed as a single family use and that employee housing for thirteen or fewer employees shall be processed as an agricultural use.

TABLE 33
GOALS AND OBJECTIVES OF THE 1999 - 2004 HOUSING ELEMENT (CONTINUED)

QUANTIFIED OBJECTIVE	PROGRESS JULY 1999 - JULY 2004	ANALYSIS	CHANGES
Housing for the Homeless: It is anticipated that 60,000 bed-nights will be provided annually through the next 5-year Housing Element cycle. A goal for short term bed spaces is set at 1,207 beds or an increase of 1,000 over the 1998 year. A goal for long-term bed spaces is set at 3,214 or an increase of 1,250 over the 1998 year. A goal for special needs beds are set at 300 beds or an increase of 204 over the 1998 year.	Added 979 beds through FY 2003-2004, including the year round family shelter, Cortez Hill, which provides shelter for 47 homeless families per night (150 beds/55,000 annual bed-nights).	Short-term goal nearly met.	It is anticipated that based on current fur levels, 40,500 bed-n will be provided an through the next 5-y Housing Element cy goal for short-term l spaces is set at 325 l or an increase of 20 above the 2004 leve goal for long-term b spaces is set at 2040 increase of 300 abo 2004 level. A goal f special needs beds i at 1200 beds or an increase of 700 abo 2004 level.
Study of Space and Parking Standards for Emergency Shelters: The Planning Department and the Development Services Department will re-examine the space standards and parking requirements currently required for emergency shelters to ensure that they are reasonable and specifically relate to the needs of emergency shelters.	Listing of potential sites for emergency shelter and transitional housing has been maintained on file in the City Clerk's office since November 1997.	Goal accomplished.	Program no longer needed.



TABLE 33
GOALS AND OBJECTIVES OF THE 1999 - 2004 HOUSING ELEMENT (CONTINUED)

QUANTIFIED OBJECTIVE	PROGRESS JULY 1999 - JULY 2004	ANALYSIS	CHANGES
Support for Regional Task Force on the Homeless (RTFH): Working through the RTFH, the City will work to identify gaps in services and promote interagency collaborations and partnerships to achieve the most efficient and cost-effective delivery of services. The City will also encourage other local jurisdictions, that have homeless people or people at-risk of being homeless, to address their specific human service needs.	The RTFH began an interactive web-based electronic data collection system to assist agencies with reporting information to funders and the collection of aggregate data. As a result of a community grant writing effort, the county was awarded a \$10.1 million grant from the State of California Department of Mental Health to provide housing and services to special needs homeless people. The RTFH assisted the City of San Diego with development of a database and compilation of results of a downtown homeless feeding program survey. The RTFH Homeless Information System provided technical assistance to the City of San Diego winter shelter program operators; including providing data collection trainings and compilation of data in report form.		No change.
Listing of Affordable Housing Units: The Housing Commission shall publish and maintain a comprehensive listing of housing developments in the City which have units reserved for lower-income households.	Affordable Housing Resources document updated as needed throughout the year (printed version and website).	Goal accomplished.	No change.
Support for Research and Legislation for Affordable Housing: The City will support research by the State and other agencies to identify and adopt new construction methods and technologies to provide affordable housing, and research by the lending industry to adopt innovative financing methods to facilitate affordable housing. Additionally, the City shall seek legislative changes to make affordable housing programs more responsive to the needs of lower-income households.	The City supported numerous pieces of state and federal legislation to help increase the availability of affordable housing in San Diego.	Goal accomplished.	No change.
Pursuit of State and Federal Funding for Affordable Housing: The City will monitor the status of all existing and potential state and federal funding resources for affordable housing and apply for all competitive state and federal housing monies which would contribute toward meeting San Diego's affordable housing goals.	The City and the Housing Commission have aggressively pursued all available funding.	Ongoing.	No change.



TABLE 33
GOALS AND OBJECTIVES OF THE 1999 - 2004 HOUSING ELEMENT (CONTINUED)

QUANTIFIED OBJECTIVE	PROGRESS JULY 1999 - JULY 2004	ANALYSIS	CHANGES
Housing Code Enforcement: The City shall continue to support and, where possible, expand its code enforcement activities. Such activities shall emphasize amelioration of defects which threaten the basic health and safety of the occupants and community.	The Neighborhood Code Compliance Department inspected thousands of homes from FY 1999 through FY 2004.	Goal accomplished.	No change.
Farm worker Housing Inspection Program: The READ and Neighborhood Code Compliance Department shall jointly undertake an annual inspection program of the 36 City-owned farm worker houses in San Pasqual Valley to ensure that they meet minimum health and safety standards. Such inspection program shall be cost recoverable. Buildings which are beyond economical repair or a hazard to the public health, safety and welfare shall be repaired or replaced.	The READ performed annual inspections of leaseholds to include structures located on the leaseholds in order to ensure compliance with the lease. READ coordinated with Neighborhood Code Compliance to perform detailed health and safety compliance inspections when deemed necessary. Five farm worker houses were refurbished during the period of the Housing Element.	Goal accomplished.	No change.
Mobile Home Inspection Program: Continue to implement a 5-year inspection program in which all mobile home parks will be inspected for compliance with minimum health and safety standards. Approximately 1,300 mobile home park spaces shall be inspected annually.	The Neighborhood Code Compliance division inspected thousands of mobile homes during the period of the Housing Element.	Goal accomplished.	No change.
Housing Maintenance Educational and Training Programs: Self-help training workshops and classes are offered by a variety of organizations and institutions including the San Diego Apartment Association, San Diego Board of Realtors, junior colleges, and other entities. The City will encourage new and existing property owners to participate in the programs through a variety of outreach efforts.	The San Diego County Apartment Association offered classes geared towards maintenance at all levels. They were also beneficial to property owners/managers who wished to increase their knowledge of maintenance, as it relates to budgeting/expense control, scheduling and resident relations.	Goal accomplished.	No change.



TABLE 33
GOALS AND OBJECTIVES OF THE 1999 - 2004 HOUSING ELEMENT (CONTINUED)

QUANTIFIED OBJECTIVE	PROGRESS JULY 1999 - JULY 2004	ANALYSIS	CHANGES
Code Enforcement/Rehabilitation Coordination: The Neighborhood Code Compliance Department shall refer owners of multifamily housing with multiple code violations to the Housing Commission for possible amelioration with the assistance of Housing Commission rehabilitation programs. The Neighborhood Code Compliance Department will also refer owners of multifamily housing with multiple violations in designated redevelopment areas to the appropriate redevelopment entity for possible correction with the assistance of redevelopment funds.	This has been ongoing.	Ongoing.	No change.
Neighborhood Cleanup Programs: The Housing and Code Enforcement Division of the Neighborhood Code Compliance Department and the Metropolitan Wastewater Department will cooperate with neighborhood and trade associations and the 'I Love A Clean San Diego' program in neighborhood cleanup campaigns. Such campaigns will be coordinated with systematic code enforcement and rehabilitation programs.	'I Love A Clean San Diego' assists community associations, homeowner associations, civic groups and local businesses in organizing the community cleanups, funded by the City of San Diego Environmental Services department. Each year, the Community Cleanup Program helps approximately 25 communities to coordinate cleanups in neighborhoods throughout the City of San Diego.	Goal accomplished.	No change.
Monitor at-risk projects:			
a. Identify and maintain an updated inventory of at-risk projects through the use of existing databases.	An inventory of at-risk projects was drafted. In addition the Housing Commission has created databases for multifamily bond projects and projects with Housing Commission loans/assistance. These databases and inventory were updated regularly.	Goal accomplished.	No change.
b. Create an early warning 'tickler' file, the purpose of which would be to track projects that become eligible for conversion approximately 2 years prior to the earliest conversion date.	The Housing Commission has focused its preservation efforts towards projects with Housing Commission assistance (loans and multifamily bonds) that are approaching conversion. Projects are continually monitored, along with prevailing economic conditions, to ensure projects are kept affordable with the most advantageous financing to ensure project success.	Goal accomplished.	Monitoring will con



TABLE 33
GOALS AND OBJECTIVES OF THE 1999 - 2004 HOUSING ELEMENT (CONTINUED)

QUANTIFIED OBJECTIVE	PROGRESS JULY 1999 - JULY 2004	ANALYSIS	CHANGES
c. Work with groups that monitor and respond to any notices that may be filed for at-risk projects in order to make known the probable impact of changes in project affordability controls and recommend possible mitigation; actively participate in the plan of action or similar processes to ensure that project remains in or is transferred to an organization capable of maintaining the affordability restrictions for the life of the project.	The City actively responds to notices of at-risk projects.	Ongoing.	No change.
d. Coordinate with HUD to monitor projects with approval to convert to ensure that any required assistance (or assistance that the owner has agreed to provide) to displaced tenants, is carried out in a timely manner.	Housing Commission receives and responds to HUD notices regarding preservation opportunities of at-risk properties.	Goal accomplished.	No change.
e. Work in partnership with groups such as the California Housing Partnership Corporation, the Legal Aid Society of San Diego and other entities interested in provided technical and legal assistance to tenant groups seeking to purchase an at-risk property.	The City actively works with groups that provide legal assistance to tenants seeking to purchase at-risk properties.	Ongoing.	No change.
f. Monitor local investment in projects that have been acquired by nonprofit or for profit entities to ensure that properties are well-managed and well-maintained and are being operated in accordance with the City's property rehabilitation standards.	The Housing Commission monitors all projects that carry affordability restrictions, including those at-risk projects that have been acquired and preserved as affordable.	Goal accomplished.	No change.
g. Work together with owners, tenants and nonprofit organizations to assist in the nonprofit acquisition of at-risk projects to ensure long-term affordability of the development.	805 units preserved affordable. The Housing Commission continues to work with owners, tenants, and other organizations to help keep available at-risk property affordable.	Goal accomplished.	No change.
h. Monitor and participate in federal, state or local initiatives that address the preservation problem (e.g., support state or national legislation that addresses at-risk projects, support full funding of programs that provide resources for preservation activities).	The City Planning and Housing Commission staff actively monitors all legislation that addresses preservation of affordable and at-risk units. The City reviews and analyzes proposed state and federal legislation and the positions taken by Housing California and the California League of Cities on this legislation.	Ongoing.	No change.



TABLE 33
GOALS AND OBJECTIVES OF THE 1999 - 2004 HOUSING ELEMENT (CONTINUED)

QUANTIFIED OBJECTIVE	PROGRESS JULY 1999 - JULY 2004	ANALYSIS	CHANGES
i. Use available financial resources to restructure federally-assisted preservation projects, where feasible, in order to preserve and/or extend affordability.	The City pursues all feasible means to extend and/or preserve affordability.	Ongoing.	No change.
j. Pursue funding sources at the federal, state or local levels that may become available for the preservation of at-risk projects.	The City pursues all available funding sources for the preservation of at-risk projects.	Ongoing.	No change.
k. Combine local preservation efforts with the City's Neighborhood Code Compliance Department by directing outreach to at-risk projects cited for code violations.	The City's Neighborhood Code Compliance Department works closely with local preservation efforts.	Ongoing.	No change.
l. Keep open lines of communication with Housing Commission, LISC, and/or other groups which identify and assess the interest of potential nonprofit purchasers capable of acquiring and permanently maintaining the affordability restrictions of at-risk projects offered for sale.	The City communicates regularly with potential nonprofit purchasers of at-risk projects.	Ongoing.	City continues to attempt to link with provide technical assistance bridge financing assistance.
m. Continue to assist owners or purchasers of existing MRB projects to refund their bonds in exchange for augmented and/or extended affordability controls.	Affordability restrictions for developments receiving a Housing Commission loan are 55 years.	Goal accomplished.	No change.
n. Work with HUD to obtain Section 8 certificates or vouchers for displaced tenants of <i>non-federal</i> at-risk projects.	The City works closely with HUD on these projects, though federal funding has been greatly reduced in recent years.	Ongoing.	No change.
o. Consider inserting renewal clauses into affordable housing contracts between the Housing Commission and private developers with affordability terms of 20 years or less.	The City currently requires a 45- or 55- year affordability period for all affordable housing contracts.	Ongoing.	Since long terms are currently required for affordable housing contracts, renewal clauses are not necessary.



TABLE 33
GOALS AND OBJECTIVES OF THE 1999 - 2004 HOUSING ELEMENT (CONTINUED)

QUANTIFIED OBJECTIVE	PROGRESS JULY 1999 - JULY 2004	ANALYSIS	CHANGES
p. SRO Relocation and Displacement Ordinances - strengthen these ordinances through appropriate amendments to ensure the continued preservation and expansion of SROs as a viable housing resource.	A new SRO ordinance was effective as of Jan 1, 2000. However, due to potential legal issues surrounding elements of the ordinance, a revision was undertaken. The City and the Housing Commission have begun a process to comprehensively review City policies related to the preservation of existing SRO stock and to create incentives for the construction of new housing stock to house low-income individuals. As of the time of the writing of this Housing Element, proposed revisions to the ordinance on SROs is still making its way through committees.	Program still underway.	No change.
q. Monitor the demolition of existing dwelling units and explore replacement provisions for the loss of affordable housing units.	The Housing Commission worked to prevent/delay the loss of SRO units due to the construction of a new Federal Court House. The Housing Commission continues to participate in a Joint Powers Authority to address replacing units lost during new school construction. Efforts continue to minimize tenant displacement due to the loss of affordable housing units.	Goal accomplished.	No change.
Homeowner Rehabilitation: The City shall continue to support and, where possible, expand a code enforcement program.	The Housing Commission provided financial and technical assistance to homeowners to rehabilitate 665 owner-occupied units. Provided technical assistance through work write-ups, cost estimates and construction monitoring to support rehabilitation of an additional 497 residential units. Financed repairs to 2,822 owner-occupied units through CDBG support for non-profit entities.	Goal accomplished.	No change.
Rental Housing Rehabilitation Program: The Housing Commission shall administer a rental rehabilitation program which offers low- or no-interest loans to owners of rental property where the units are occupied by lower-income households after rehabilitation. Approximately 800 rental units will be rehabilitated over the 5-year period with 80% being acquisition-rehabilitation and 20% straight rehabilitation.	The Housing Commission rehabilitated 2,159 renter-occupied units. Provided technical assistance (work write-ups, cost estimates and construction monitoring) and loan underwriting services to support financial assistance for the rehabilitation of a further 279 units. Provided lead-based paint reduction grants to 27 rental housing units with tenants earning below 80% Area Median Income (AMI) and provided accessibility grants to three tenants with disabilities.	Goal accomplished.	Goal reduced to 200 for 5-year period.



TABLE 33
GOALS AND OBJECTIVES OF THE 1999 - 2004 HOUSING ELEMENT (CONTINUED)

QUANTIFIED OBJECTIVE	PROGRESS JULY 1999 - JULY 2004	ANALYSIS	CHANGES
Mobile Home Grants: The Housing Commission shall administer a mobile home grant program which makes one-time-only grants up to \$3,000 available to very low-income mobile home owners for reparation purposes. Designated distressed parks can obtain up to a \$5,000 grant. Approximately 500 mobile homes will be rehabilitated through grants over the 5-year period.	Provided financial assistance in the rehabilitation of 849 owner-occupied, very low-income units.	Goal accomplished.	Homeowner grant up to \$3,500. Otherwise no change.
Acquisition and Rehabilitation: The Housing Commission shall administer a program to assist for-profit and not-for-profit developers in acquiring and rehabilitating housing units with a portion of these units to be affordable to lower-income households. Based on projected funding sources and levels, it is anticipated that approximately 860 units will be assisted.	The Housing Commission completed thousands of affordable units under this program during the period of the Housing Element.	Goal accomplished.	Goal lowered to 550 to match current funding levels.
Physical Modifications for the Disabled: The Veterans Administration offers assistance to disabled veterans with specific service connected disabilities to modify their homes. Based on usage of this program since 1992 and assuming a 10% annual increase in number of applications for assistance, it is projected that approximately 2,200 housing units occupied by disabled veterans will be made more accessible.	From July 1, 2003, through June 30, 2004, three veterans within the City of San Diego received monies under the SAH Grant Program to adapt their homes.		The state of California's Exterior Accessibility Grant for renters provided a 2-year program to exterior accessibility improvements to 10 rental units occupied by low-income tenants with disabilities.
Farm worker Housing: The City of San Diego owns 36 housing units in San Pasqual Valley. Three of the 36 units are not livable and are currently vacant. These units will require major rehabilitation. One of the three is so deteriorated that it may need to be demolished. The rehabilitation (or demolition of the one unit) will be completed by the end of FY 2000.	Five farm worker houses were refurbished during the period of the Housing Element.	Goal accomplished.	No change.



TABLE 33
GOALS AND OBJECTIVES OF THE 1999 - 2004 HOUSING ELEMENT (CONTINUED)

QUANTIFIED OBJECTIVE	PROGRESS JULY 1999 - JULY 2004	ANALYSIS	CHANGES
Process 2000: The City was in the process of redesigning its permit processing system to achieve several objectives: proper coordination among various City departments who have different roles in processing permits; reducing processing time and costs for applicants; and creating more predictability of outcomes for applicants.	Process 2000 was implemented citywide and then was replaced with the Project Tracking System (PTS), a similar program with the same goals as Process 2000. On August 4, 2003, the Development Services Department began implementing Council Policy 600-27, known as the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program. Over the last year of the Housing Element, the Expedite Program was tremendously successful in both fast-tracking affordable and sustainable housing projects, and attracting a great deal of interest from the development community. The average processing time for projects within the Expedite Program has been 4.5 months, compared to the average processing time for projects in the standard process which had been 10 months.	Goal accomplished.	The City is focusing efforts toward the continued improvement of its project management system. Key areas of the system include: having assigned project managers who coordinate permit processing for all projects on a project; a comprehensive project tracking system; and a comprehensive geographic information system.
Development Permit Tracking System: As a byproduct of the Process 2000 Program described in Program #1, the Development Services Department shall develop and implement a development permit tracking system to monitor permit processing from initial application until permit issuance.	Process 2000 was implemented citywide and then was replaced with the Project Tracking System, a similar program with the same goals as Process 2000. On August 4, 2003, the Development Services Department began implementing new Council Policy 600-27, known as the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.	Goal accomplished. The Development Services computerized PTS has been fully operational since May 2003. PTS is used to organize customer flow, display project geographic mapping information and support development review, project management, fee invoicing and payment, permitting and inspection activities.	Certain improvements to PTS are planned for the near future, including customer self-access via telephone and computer.



TABLE 33
GOALS AND OBJECTIVES OF THE 1999 - 2004 HOUSING ELEMENT (CONTINUED)

QUANTIFIED OBJECTIVE	PROGRESS JULY 1999 - JULY 2004	ANALYSIS	CHANGES
Land Development Code Changes for Housing Affordability: The Planning Department and Development Services Department will study the feasibility of the following changes to the Land Development Code.	As part of the Affordable Housing Expedite Program, the City Council adopted two separate Land Development Code changes on May 20, 2000 1. Code amendment to provide City staff with the authority to expire discretionary permit applications after 90-days of inactivity. 2. Code amendment to allow deviations from the Land Development Code Development Regulations for affordable, infill and sustainable building projects.	Various, see below.	Various, see below.
a) Modify the current threshold requirement triggering discretionary review for lot consolidation and incorporate design standards into the ministerial review process to assure quality development.	No progress.	No activity planned.	This has been not be included as a program in the current Housing Element.
b) Use on-street parking to count toward overall parking standards where appropriate conditions exist.	No progress.	City Council has so far rejected parking reforms.	Revised parking standards will be discussed as part of the updated Mobile Element of the General Plan
c) Modify setback requirements and allowable Floor Area Ratio in small lot and townhouse zones in order to facilitate the zones application.	The new RT zone has no side yard setbacks.	Ongoing.	No change.
d) Identify locations/zones where mixed-use development could be permitted by right, and incorporate appropriate design standards to assure quality development.	Mixed-use zones have been adopted.	Ongoing.	No change.
e) Expand the use of citywide multiple dwelling unit zones in Planned District Ordinance areas, incorporating modifications where necessary to fit unique circumstances.	Still planned, not yet implemented.	Ongoing.	This is being attempted initially in 2 pilot villages. As individual planned districts are updated, the citywide multiple-unit zones should be incorporated into them.



TABLE 33
GOALS AND OBJECTIVES OF THE 1999 - 2004 HOUSING ELEMENT (CONTINUED)

QUANTIFIED OBJECTIVE	PROGRESS JULY 1999 - JULY 2004	ANALYSIS	CHANGES
f) Allow Planned Development Permits in all Planned District Ordinances in order to enhance flexibility with respect to regulatory requirements.	Through use of the affordable housing expedite program, Planned Development Permits are allowed in all planned districts, enabling deviations.	Ongoing.	No change.
g) Revise the Companion Unit regulations to reduce barriers to development of these units.	After years of preparation and review, a companion unit ordinance was adopted. It allows ministerial review if a checklist of items is met. A discretionary process is available for projects that do not fully comply with the checklist. In practice, however, the ordinance's restrictions have resulted in few, if any, additional units being built.	City Council did not support the revisions to the regulations proposed by the Planning Department.	No change.
h) Make greater use of Master Environmental Impact Report (EIR) for major planning projects such as Redevelopment Plans and Specific Plans which will form the basis for future decision-making.	The Otay Mesa Plan update has made use of a Master EIR.	Ongoing, where applicable.	Not included in current Housing Element.
i) Review Process levels for types of residential projects to determine if a reduction in decision-making level is feasible.	No progress.	Not supported by City Council.	Not included in current Housing Element.



TABLE 33
GOALS AND OBJECTIVES OF THE 1999 - 2004 HOUSING ELEMENT (CONTINUED)

QUANTIFIED OBJECTIVE	PROGRESS JULY 1999 - JULY 2004	ANALYSIS	CHANGES
Re-examination of Public Facility Standards: The Planning Department will re-evaluate the appropriateness of public facilities standards.	The Strategic Framework Action Plan, using recommendations from the municipal finance advisor and the Strategic Framework Citizen Committee, included recommendations to support state/local fiscal reform, to regionalize infrastructure expenses, and to consider additional revenue sources beyond impact fees. The Action Plan also includes recommendations to develop service standards for public facilities and infrastructure in order to provide flexibility in achieving public facilities and services goals. On October 22, 2002, the City Council adopted the Strategic Framework Element, which included recommendations for public facilities and services.	This reevaluation is currently underway as part of the update of the General Plan.	The Planning Department is currently updating Public Facilities, Safety and Security Element and Recreation Element General Plan. Particular attention will be given to establishing realistic flexible standards that provide equivalent service levels within all communities of San Diego. This approach recognizes that it is frequently infeasible for existing communities to meet all the current facility standards in the same way they are now developing community joint use of school facilities and park and recreation facilities will be emphasized.
Impact Fee Re-Evaluation: The Strategic Framework Element will also review the current impact fee system for financing public improvements.	Consistent with the direction provided in the Strategic Framework Action Plan, the City has hired a consultant to evaluate the impact fee program.	While it is unlikely that the impact fee methodology will be abolished, possible changes in the basis for setting the fees will be studied in order to reduce the cost burden on multifamily housing in particular.	No change.



TABLE 33
GOALS AND OBJECTIVES OF THE 1999 - 2004 HOUSING ELEMENT (CONTINUED)

QUANTIFIED OBJECTIVE	PROGRESS JULY 1999 - JULY 2004	ANALYSIS	CHANGES
Exemptions of Affordable Housing From Environmental Review: The Development Services Department shall implement the provisions of Section 21080.14 of the Public Resource Code which exempts affordable housing projects of 100 units or less from CEQA if certain criteria are met.	As a determination was made that exempting affordable projects from CEQA would be illegal, the City has created a program for expediting review of such projects.	Ongoing.	No change.
Community Planning Group Training Program: The Planning Department shall incorporate in its annual training program for members of community planning groups more emphasis on the need for affordable housing, its relationship to economic growth and other planning objectives, and their roles in helping to address the City's affordable housing needs.	In addition to the annual training program, the Planning Department sponsored a public forum in 2004 on housing affordability and public facilities.	Goal accomplished.	No change.
Section 8 Rent Certificates and Vouchers: The Housing Commission anticipates that the City may receive funding for approximately 100 additional Section 8 vouchers annually over the next 5 years or 500 over the Housing Element cycle.	The Housing Commission consistently meets its goal of 100% leasing. The agency provided affordable housing to the maximum number of Section 8 eligible households. The Housing Commission applies for all possible vouchers.	Support for Section 8 from the federal government has been declining in recent years.	Due to funding cuts HUD, it is anticipated HUD will propose program guidelines regulatory relief. No formula has yet been established to determine the funding allocation.
Supportive Housing Program: Annual funding levels from HUD are unpredictable, however for this Housing Element, it is assumed that funding levels will permit the provision of approximately 300-400 beds annually.	Provided 2,623 transitional housing beds, 239 of which were for special purpose populations.	Goal was exceeded by more than 1,000 beds.	No change, assuming funding from HUD reduced significantly.



TABLE 33
GOALS AND OBJECTIVES OF THE 1999 - 2004 HOUSING ELEMENT (CONTINUED)

QUANTIFIED OBJECTIVE	PROGRESS JULY 1999 - JULY 2004	ANALYSIS	CHANGES
Housing Opportunities for People with AIDS (HOPWA): The county anticipates that approximately 130 households will receive rental assistance during FY 1999 and 135 households will receive rental assistance during subsequent years until FY 2004. The county also anticipates that approximately 325 households will be assisted through group home living during FY 1999, 330 households during FY 2000, and 335 households during subsequent years until 2004. Projections also indicate that approximately 47 households will be assisted in obtaining permanent housing through the acquisition and rehabilitation of units, during FY 1999, 49 households during FY 2000, and 47 during subsequent years until 2004.	Approved and implemented contracts for housing and services proposals submitted in response to the HOPWA Notice of Funding Availability (NOFA), throughout the term of the last Housing Element resulting in hundreds of transitional beds, residential care facility beds for the chronically ill, beds in a substance abuse recovery home, and associated supportive services serving persons with HIV/AIDS. Funded the HOPWA tenant-based rental assistance program and provided assistance to 424 families. Approved and implemented a contract for emergency housing services resulting in more than 400 participants receiving temporary shelter through hotel vouchers. Continued monitoring and updating of the HOPWA Tenant Based Rental Assistance (TBRA) waiting list. Update of the 1999 Strategic Plan in process and to be complete in 2004-2005 fiscal year.	Support for HOPWA from the federal government has been declining in recent years.	Goal reduced to 80 households per year rental assistance and households per year group assistance. Projections also indicate that approximately 47 households per year be assisted in obtaining permanent housing during this Housing Element cycle. Reduction of these goals is due to anticipated funding from HUD.
Shelter Plus Care (SPC): Based on current and anticipated funding levels, this program will provide approximately 100 to 120 households with rental assistance annually.	With funding provided by HUD through Shelter Plus Care homeless grants, during the term of the Housing Element, the Housing Commission contracted with 6 non-profit service providers to provide 735 units of affordable housing for formerly homeless, disabled individuals and families. A total of 978 adults and children were housed in these units with service providers matching the housing dollars with in-kind services for clients.	Goal was met and exceeded.	Goal upped to 150 households per annum.
Existing Public Housing: The Housing Commission will maintain occupancy of the approximately 2,000 public housing and other units which the Housing Commission owns and manages.	The Housing Commission maintained an occupancy rate in the high 90 th percentile in its public housing and other units for this period of the Housing Element.	Goal accomplished.	No change.



TABLE 33
GOALS AND OBJECTIVES OF THE 1999 - 2004 HOUSING ELEMENT (CONTINUED)

QUANTIFIED OBJECTIVE	PROGRESS JULY 1999 - JULY 2004	ANALYSIS	CHANGES
First-Time Home Buyers Counseling, Training, and Seminars: A 10% annual growth rate equates to approximately 12,100 households projected to be served over the 5-year Housing Element cycle or an average of 2,400 annually.	San Diego Home Loan Counseling and Education Center, the Housing Commission, Consumer Credit Counselors and Neighborhood House Association provided assistance through seminars and individual counseling to thousands of first-time homebuyers.	Ongoing.	Focus for this program has shifted to the ex-tenants of apartment buildings which will be converted into condominiums. The program will be offered to all such tenants, but it is estimated that only 50 or so families will take advantage of it.
Financial Assistance to First-Time Home Buyers: Will assist at least 1,000 low-income and 800 moderate income first-time home buyers in purchasing homes.	The Housing Commission provided financial assistance to hundreds of first-time home-buying families.	Ongoing.	A variety of local, state and federal resources can be used to assist some 400 low-income and moderate-income first-time home buyers.
Relocation/Eviction Assistance: It is anticipated that approximately 125 households will be assisted through this program over the 5-year period.	339 households were assisted through this program before the funding was discontinued in FY 2002-2003.	Goal was exceeded by 214 households before funding was pulled.	No change. Assistance for at least 125 households.
Cohousing: Cohousing is an alternative form of housing which combines individual housing units with facilities for shared meals, child care, and other support services.	No progress.	This is a housing arrangement that has not yet caught on in San Diego.	Not included as a goal.
Shared Housing for the Elderly: Shared housing matches for the elderly and persons with disabilities are anticipated to continue at the rate of approximately 125 annually.	ElderHelp provided an average of just under 100 matches per year.	Demand for the program remained high, but at existing funding levels, ElderHelp was not able to meet the needs of the participants in the most efficient manner.	Goal reduced to 70 matches per year.



TABLE 33
GOALS AND OBJECTIVES OF THE 1999 - 2004 HOUSING ELEMENT (CONTINUED)

QUANTIFIED OBJECTIVE	PROGRESS JULY 1999 - JULY 2004	ANALYSIS	CHANGES
Limited Equity Housing Cooperative: HOPE CDC anticipates another limited equity coop during the 5-year Housing Element cycle.	None.	This model has proven to be infeasible during this period of rapidly escalating housing and land prices.	Not included as a goal.
Housing Affordability Impact Statements: The Planning Department and Housing Commission will continue to provide this Statement in planning reports as a means of promoting awareness of impacts of public actions on affordable housing objectives.	A department policy was established by the Planning and Development Services departments to require Housing Impact statements as appropriate in planning reports.		No change.
Mobile Home Relocation Policy: This policy will continue to guide relocation assistance provided to displaced mobile home tenants as a result of discontinuance of a mobile home park or park spaces.	No action taken.		Will continue as needed.
Mobile Home Mediation/Communication Program: The Housing Commission has created a program to establish a mediation process to resolve disputes between mobile home owners and mobile home park owners.	The Housing Commission contracted with the San Diego Mediation Center to provide mediation sessions, mitigations, arbitrations, information and referrals services, as well as committee meetings between mobile home and park owners to help preserve affordability for lower-income mobile home owners.	Ongoing.	No change.
Assistance to Not-For-Profit Development Corporations: Based on past performance, a reasonable goal for the not-for-profit sector would be to complete at least 1,000 new or rehabilitated affordable units for lower-income occupancy during the period FY 1999 - FY 2004.	The Local Initiative Support Corp. approved loans to non-profit developers that helped build hundreds of affordable units over the period of the Housing Element. The Housing Commission assisted developers in building more than 2,000 affordable units. California Housing Partnership Corp. provided financial consultation to San Diego non-profit development corporations.	Goal was exceeded by more than 1,000 units.	The Housing Commission will continue to provide technical and financial assistance to enable Not-For-Profit corporations to develop housing.

TABLE 33
GOALS AND OBJECTIVES OF THE 1999 - 2004 HOUSING ELEMENT (CONTINUED)

QUANTIFIED OBJECTIVE	PROGRESS JULY 1999 - JULY 2004	ANALYSIS	CHANGES
Community Reinvestment Act: The Housing Commission shall work in concert with the County of San Diego to continue to fund the City-County Reinvestment Task Force. Based on the credit assessment, the Task Force has established as a goal the creation of more than \$100 million in new funds, primarily for new community reinvestment efforts.	The City-County Reinvestment Task Force entered into multiple agreements with lenders which generated billions of dollars of capital.	Ongoing.	No change.
Housing Trust Fund: The Housing Commission shall maximize leverage of public dollars to maximize the generation of private dollars.	No progress yet but effort to increase fee is currently ongoing.	Effort to bring fee up to original level is currently underway.	The Housing Commr will pursue funding expansion of the Ho Trust Fund. The cur level represents a 50 reduction, from the original level in 199 Pursuant to direction the City Council, the Housing Commission shall ask the Council restore the original l of this fee or identif alternative sources c revenue to compens for the reduction.



TABLE 33
GOALS AND OBJECTIVES OF THE 1999 - 2004 HOUSING ELEMENT (CONTINUED)

QUANTIFIED OBJECTIVE	PROGRESS JULY 1999 - JULY 2004	ANALYSIS	CHANGES
Shared Risk Loan Pool: The City-County Reinvestment Task Force shall encourage banks and Savings and Loan institutions to utilize existing loan pools operated through the California Community Reinvestment Corporation (CCRC) and the Savings Association Mortgage Company (SAMCO) to provide loans for affordable housing and nontraditional development projects.	During the first 2 years of the Housing Element period, as a member of the Board of Directors of the California Community Reinvestment Committee, the RTF helped oversee the provision of loans to non-profit organizations throughout the state and in SD where they made 11 loans for nearly 5 million dollars for the development of affordable housing by local non-profit organizations. Later, CCRC and SAMCO cut back their lending due to the participating banks having developed their own products. They are no longer in need of the security of lending through a pool that reduces their risk. As a result, the RTF has moved its focus to the pooling of equity capital and has created SD Capital Collective towards that end.	Goal accomplished.	No change.
Single-Family Housing Construction: Incentives and specialized financing incentives should be developed and made available to not-for-profit housing development organizations for the purpose of constructing new single-family homes on individual lots scattered throughout the lower-income communities of San Diego.	No activity.	High and escalating land and construction costs in San Diego now preclude new traditional single-family housing as a viable option for housing low-income populations within the City, even with financing incentives.	This goal has been dropped as emphasis shifted to promoting higher-density housing for lower-income residents.

TABLE 33
GOALS AND OBJECTIVES OF THE 1999 - 2004 HOUSING ELEMENT (CONTINUED)

QUANTIFIED OBJECTIVE	PROGRESS JULY 1999 - JULY 2004	ANALYSIS	CHANGES
Inclusionary Housing Program: The Housing Commission and Planning Department will work in conjunction with major stakeholders to design an inclusionary housing program for City Council consideration.	On May 20, 2003, the City Council adopted a citywide inclusionary housing ordinance that requires 10% of all new residential developments of 2 or more units to be affordable housing units. Developers will have the option of building the affordable units on the original development site or an alternative site subject to certain conditions or may pay an in-lieu fee to the City. To date, the City has collected more than \$1 million in in-lieu fees, with approximately \$3.5 million anticipated in the coming year. Approximately 1,000 new affordable units have been completed or are under construction in the former Future Urbanizing Area (FUA) as a result of the City's inclusionary housing policy.	Goal accomplished.	As per the adopted ordinance, require that 10% or 20% of units be affordable to lower-moderate-income residents or payment in-lieu fee. The 5-year goal is that 10% of housing 10% built between 2005-2009 should be affordable to low- and/or moderate-income residents.
Implementation of Community Plan Density Ranges: The Planning Department and Development Services Department will utilize the discretionary review process to ensure that the density of proposed housing corresponds with the density ranges in adopted community plans to produce expected housing yields.	The Planning Department developed a policy to require that new discretionary residential developments comply with the minimum as well as maximum densities designated in community plans unless the proposed projects meet specified exemption criteria. Selected pilot village locations along transit corridors. Relatively dense projects, including redevelopment projects, approved and encouraged.	The Planning Department is now recommending that all discretionary projects be built within community plan density ranges.	Require that all discretionary projects meet density range requirements.
Target Housing Commission Resources to Planned Urbanizing Communities: The Housing Commission and Planning Department will work jointly to determine the extent to which a portion of First-Time Homebuyers Assistance, Housing Rehabilitation and Rental Subsidies can feasibly be targeted to the Planned Urbanizing Communities.	In FY 1999-2000, the Planning Department worked with the Housing Commission to encourage and facilitate use of density bonus and other incentives to encourage affordable housing developments in planning urbanizing communities. This continued in the next 2 years. Following this, an inclusionary housing ordinance was adopted.	As the City has matured, the formerly planned urbanizing areas have largely become urbanized and the former distinctions between urbanized and planned urbanizing have become less significant.	The revised General Plan will modify the form designations of plan areas as urbanized or planned urbanizing. Therefore, the former guidelines for targeting funds to planned urbanizing areas are longer relevant.



TABLE 33
GOALS AND OBJECTIVES OF THE 1999 - 2004 HOUSING ELEMENT (CONTINUED)

QUANTIFIED OBJECTIVE	PROGRESS JULY 1999 - JULY 2004	ANALYSIS	CHANGES
Balanced Communities Policy: The Strategic Framework will help to lay the foundation for an updated Balanced Communities Policy.	Planning Department continued to implement the inclusionary housing ordinance in the City's North City FUA. This requires 20% of units to be set aside for low-income residents in rental projects or for low moderate-income residents in for sale projects. Balanced Communities Task Force was formed to discuss development of an inclusionary housing program. On May 20, 2003, the City Council adopted a citywide inclusionary housing ordinance.	The citywide inclusionary policies now in effect are intended to provide affordable housing throughout the City, particularly in areas experiencing market-rate housing development.	Update and strengthen Balanced Communities Policy to incorporate other community policies and programs in the Housing Element in order to move closer toward economic and racial balance throughout the City.
Community Opportunities Program: The Fair Housing Council will provide housing counseling and referral services to 500 eligible families over 5 years and coordinate ongoing support services to 350 families after moving.	June 30, 2002 marked the end of this pilot program. The Housing Commission exceeded the original program goal by counseling 611 families. 374 families moved to low-poverty neighborhoods. In addition, the Housing Commission provided the families who moved with resources prior to and after their move to ensure their success in their new neighborhood.	Goal exceeded by 111 families.	Discontinued.
Housing Relocation Fund: As part of the Community Opportunities Program, the Fair Housing Council will administer a relocation fund to assist 50 lower-income households per year in moving to areas of "low poverty concentration."	The Housing Commission has set aside funds to help families with security deposits. The Fair Housing Council was given a grant to use specifically for families that needed additional funds to move to mixed communities or low-poverty areas. The Fair Housing Council also provides supportive services to these targeted families. The number of families assisted each year varied depending on need; the average was 38 families per year.	Averaged 12 families per year-- less than the goal of 50.	Discontinued.
Transit Oriented Development (TOD) Program: Devise policies and proposals to achieve an urban form which reduces dependence on the automobile and promotes a more transit and pedestrian-oriented environment.	Staff initially worked on the Strategic Framework Element, per Council direction. The vision and values developed during this phase shared common goals with the TOD Guidelines. The goals of the Strategic Framework Element, which was adopted in October 2003, have been incorporated into the update of the General Plan, slated to be approved by the City Council in late 2005.	TOD Guidelines were adopted and are now being used.	Unchanged, except will now be addressed in the General Plan Land Use Element, Mobility Element and in Community plans updated from 2005-2010.

TABLE 33
GOALS AND OBJECTIVES OF THE 1999 - 2004 HOUSING ELEMENT (CONTINUED)

QUANTIFIED OBJECTIVE	PROGRESS JULY 1999 - JULY 2004	ANALYSIS	CHANGES
Rental Rehabilitation: Redevelopment set-aside funds will be utilized to assist in the rehabilitation of multifamily rental housing. Based on projected set-aside funds, projects already in the pipeline and trends, approximately 310 rental units will be rehabilitated. Of these, approximately 260 units will be affordable to very low-income households and 50 will be affordable to moderate-income households.	No progress.	It has become more difficult to find rental projects that can be rehabilitated for rent at affordable levels because of competition from market-rate rehabilitation either for condominium conversions or upgraded rentals to higher-income people.	Goal lowered to 175 rehabilitated - approximately 70 will be affordable to low-income households and 50 will be affordable to moderate-income households.
Rental New Construction: Redevelopment set-aside funds will be utilized to subsidize the construction of rental units for low- and very low-income households. Approximately 700 new rental units are projected, of which approximately 475 units would be for very low-income renters and 230 units would be for moderate-income renters.	In FY 2001-2002, 124 new rental construction units were completed. These units are affordable to moderate-income households. The next year in the Centre City and Horton Plaza Project Areas, 614 units were completed (418 very low-income, 196 low-income) and 408 units were approved and are under construction or are pending construction (129 very low-income, 261 low-income, 18 moderate-income). The Redevelopment Agency has 250 very low-income and 16 moderate-income units approved and under construction or pending construction for a total of 266 units. The Southeast Development Corporation has completed 50 very low-income senior units outside the Central Imperial Project Area.	Goal was exceeded.	Approximately 1,950 rental units are projected of which approximately 800 units will be for low-income renters, 1,150 units will be for low-income renters and 100 units will be for moderate-income renters.



TABLE 33
GOALS AND OBJECTIVES OF THE 1999 - 2004 HOUSING ELEMENT (CONTINUED)

QUANTIFIED OBJECTIVE	PROGRESS JULY 1999 - JULY 2004	ANALYSIS	CHANGES
Owner-Occupied Housing Rehabilitation: Redevelopment set-aside funds will be utilized to subsidize the rehabilitation of housing owned and occupied by very low-, low- or moderate-income households. Approximately 100 owner-occupied units will be rehabilitated. Of these, it is projected that approximately 20 units will be owned by very low-income owners, and 80 will be owned by low-income owners.	The Redevelopment Agency provided financing for 34 low- or very low-income units and 11 moderate-income units during the period of the Housing Element.	The total rehabilitated units fell short of the original goal by more than 50 units. However, City believes that increased redevelopment money will be available in the next few years available to rehabilitate units.	Approximately 250 owner-occupied units will be rehabilitated. Of these, it is projected that approximately 50 units will be owned by very low-income owners, 80 will be owned by low-income owners and 20 will be owned by moderate-income owners.
For-Sale Units: Redevelopment set-aside funds will be utilized to subsidize the construction of new for-sale units for moderate income households and first-time homebuyers. Approximately 45 units may be assisted through this program. Of these, approximately 5 units would be for very low-income households, 30 units would be for low-income households, and ten units would be for moderate-income households.	The Redevelopment Agency provided financing for 24 for-sale units to serve moderate-income households. The Southeastern Development Corporation funded 14 moderate-income for-sale units.	While the goal for the moderate-income category was exceeded by nearly 4 times the units originally projected, no lower-income categories were served.	Approximately 250 moderate-income units may be assisted through this program.

TABLE 33
GOALS AND OBJECTIVES OF THE 1999 - 2004 HOUSING ELEMENT (CONTINUED)

QUANTIFIED OBJECTIVE	PROGRESS JULY 1999 - JULY 2004	ANALYSIS	CHANGES
Transitional Housing: Redevelopment set-aside funds may also be utilized to subsidize the purchase and rehabilitation of transitional housing for lower-income persons who need a stable environment because of former substance abuse and/or mental illness. Approximately 150 transitional spaces may be added through this funding source. These spaces would be part of the 1,250 additional transitional housing spaces proposed under the New Construction Quantified Objective.	The Redevelopment Agency provided financing for the purchase of the Days Inn on Cortez Hill, to provide transitional housing for homeless families. The facility has 150 beds. The Redevelopment Agency approved the transfer of funds from the Horton Plaza Redevelopment Project Low/Moderate-Income Housing Set-Aside Funds to the Housing Commission to provide for leasing costs for transitional housing for displaced seniors. The Centre City Development Corporation (CCDC) provided 150 beds of transitional housing for homeless families with children. Both CCDC and the North Bay Project Area assisted in financing 112 beds of transitional housing homeless veterans.	Goal more than exceeded nearly 3 times over.	Focus shifted to include both special purpose housing and transitional housing. Approximately 375 transitional units will be added through this funding source. Of the 280 units will be for low-income households and 95 units will be low-income households. These units would be part of the additional transitional housing proposed under the New Construction Quantified Objective.
Very Low-Income Housing for Families: Where a benefit to a redevelopment project area can be demonstrated, redevelopment set-aside funds will be utilized to assist in the construction of new housing for families outside the boundaries of formally defined project area boundaries.	Following direction taken on November 29, 2001, by the Land Use and Housing Committee of the City Council, the Redevelopment Agency, the Centre City Development Corporation, the Southeastern Economic Development Corporation, and the San Diego Housing Commission collaborated to develop a 5-year affordable housing strategy for redevelopment areas. The collaborative finalized priorities to develop housing for moderate, low-and very-low-income San Diego residents, established a joint funding process for affordable housing projects, leveraged the Agency's 20% Housing Set-Aside Fund to expand the supply of affordable housing, and set a 5-year goal of 2,185 new affordable units. The Redevelopment Agency created a pool of \$55 million to assist in financing the construction of affordable housing units citywide. A Notice of Funding Availability (NOFA) was issued to invite developers to submit proposals.	Goal accomplished and being implemented on ongoing basis.	No change.



TABLE 33
GOALS AND OBJECTIVES OF THE 1999 - 2004 HOUSING ELEMENT (CONTINUED)

QUANTIFIED OBJECTIVE	PROGRESS JULY 1999 - JULY 2004	ANALYSIS	CHANGES
Fair Housing Analysis of Impediments: The Housing Commission shall contract for and supervise the preparation of a fair housing Analysis of Impediments to be conducted by August 2000.	In October 2000, the Fair Housing Council of San Diego, as a contractor to the Housing Commission, completed a Regional Analysis of Impediments to Fair Housing Choice.	Goal accomplished.	Not included in current Housing Element.
Support of Fair Housing Organizations: The City shall continue to support the Fair Housing Council and the Community Housing Resource Board which disseminate information about fair housing rights and responsibilities or offer related services.	The San Diego Housing Commission continues to contract with and support fair housing organizations, such as the Fair Housing Council.	Ongoing.	No change.
Implementation of Council Policy 600-20: Submission of an affirmative action marketing program, as required by Council Policy 600-20, is a condition of approval attached to all tentative maps for proposed residential development. The City shall review affirmative marketing programs for adequacy prior to recordation of the final maps.	Council Policy 600-20 continues to be implemented by the City.	Ongoing.	No change.
Residential Interior/Exterior Water Survey Program: The Water Utilities Department shall provide residential customers an interior and exterior water use survey of their home.	As a result of the Residential Water Survey Program, a cumulative total of well over 1 million gallons per day was saved.	Goal accomplished.	No change.
Ultra-Low Flush Toilet Rebate Program: The Water Utilities Department shall provide cash rebates of \$75 per installed toilet to City residents who install ultra-low flush toilets. The program shall provide 30,000 rebates per year through 2004.	More than 50,000 ultra-low flush toilets were installed under the program. Interest continues to be strong.	Goal was not met. For most years of the term of the previous Housing Element, only one-third to one-half of the goal amount was installed.	No change.
Single and Multifamily Audits: The Water Utilities Department will conduct audits on a voluntary basis with single and multifamily households to assist them in reducing water consumption. Approximately 2,500 City residences shall be audited annually, reaching a total of 12,500 by the year 2004.	This program has now been incorporated into the Residential Water Survey Program. More than 30,000 residences audited by the end of FY 2002.	Goal more than accomplished.	Goal deleted because has been incorporated into an ongoing program.

TABLE 33
GOALS AND OBJECTIVES OF THE 1999 - 2004 HOUSING ELEMENT (CONTINUED)

QUANTIFIED OBJECTIVE	PROGRESS JULY 1999 - JULY 2004	ANALYSIS	CHANGES
San Diego Municipal Code Section 93.0208: This code requires that all toilets over 3.5 gallons per flush be replaced with ultra-low flush toilets. It also requires that faucets, showerheads, urinals, and reverse osmosis systems also be low-use compliant. This program will shift from an enforcement focus to a marketing campaign to highlight benefits of saving water and money.	The City continues to implement this program.	Ongoing.	No change.
Enhanced Public Education Program: The components of this public education program include the development of a speaker's bureau, developing and maintaining a department and Water Conservation website, distribution of higher quality brochures and fact sheets, a media campaign that includes local news stations and radio stations, and better coordination with the County Water Authority and the Metropolitan Water District of Southern California.	Among other efforts, in October 1999, the Water Resources Management Program unveiled its interactive educational display at the Reuben H. Fleet Science Center in Balboa Park. Entitled "San Diego's Water—From Source to Tap," the exhibit was planned for display for 3 years and was expected to reach an estimated audience of 2.1 million people. Additionally, during FY 2002, the City participated in the regional Cuyamaca College Water Conservation Garden as part of a countywide effort to promote water conservation.	Goal accomplished.	No change.
Residential H-axis Washing Machine Rebate Program: The City of San Diego will issue 750 rebates per year for H-axis washing machines. Residential H-axis washers will save approximately 5,100 gallons per year for 16 years.	The City of San Diego implemented a High Efficiency Clothes Washer (HEW) machine rebate program, issuing rebates of \$100 for each residential HEW machine purchased. To date, the City has issued thousands of rebates.	Goal exceeded for each of the years of the previous Housing Element.	Rebate reduced to \$
Citywide Landscape Design Ordinance: The Planning Department will continue to implement the citywide landscape design ordinance which encourages the use of plant materials to reduce heat island effects and requires drought tolerant plants and low-flow irrigation systems.	Staff worked to require a number of land development projects in the North City FUA to use reclaimed water for irrigation systems. The expedite program includes expediting sustainable buildings. On May 20, 2003, the City Council adopted an amendment to Council Policy 900-14 - the Sustainable Buildings Expedite Program.	Ongoing.	No change.



TABLE 33
GOALS AND OBJECTIVES OF THE 1999 - 2004 HOUSING ELEMENT (CONTINUED)

QUANTIFIED OBJECTIVE	PROGRESS JULY 1999 - JULY 2004	ANALYSIS	CHANGES
SDG&E Conservation Programs: The City shall continue to cooperate with the San Diego Gas and Electric Company in the provision of information about their energy conservation programs.	The City's Environmental Services Department, in conjunction with SDG&E has executed a number of programs to improve energy conservation and public awareness of conservation. These include: installing 180 energy reducing devices on existing soda machines; converting traffic signal intersections to LED lamps; numerous mass mailings of information materials; and the administration of the Whole House Energy Retrofit Program.	Ongoing.	No change.
Community Energy Partnership Program - The San Diego Regional Energy Office (SDREO) will partner with San Diego Gas and Electric to provide assistance to the City of San Diego to develop energy efficiency policies to encourage energy conservation through high performance standards in residential construction. SDREO will support the City following policy adoption to maintain program participation and success.	On October 30, 2000, the City of San Diego adopted a voluntary energy efficiency policy. This policy was updated on June 19, 2001 and was passed by the City Council. A CEPP Land Use Planning Elements report was prepared and presented to the City to introduce non-building energy measures to consider during commercial and residential development. During FY 2003, the City formed a partnership with SDG&E, the County of San Diego and the San Diego Regional Energy Office under the name of the Rebuild a Greener San Diego Program. The purpose of this program is to offer rebate incentives to install energy efficiency measures that are 20% more energy efficient than Title 24 building requirements to homeowners who lost their houses in the October 2003 fires. During FY 2004, \$31,000 was spent by City staff in labor for the development of the program, but no money was yet issued out as program incentives. A second partnership, the San Diego Regional Energy Partnership, was formed between the City of San Diego, the County of San Diego, the City of Carlsbad, the City of Chula Vista, the City of Oceanside, the City of Escondido, and the San Diego Regional Energy Office to run energy efficiency programs for small businesses, local governments, and local residents.	Ongoing.	No change.

TABLE 33
GOALS AND OBJECTIVES OF THE 1999 - 2004 HOUSING ELEMENT (CONTINUED)

QUANTIFIED OBJECTIVE	PROGRESS JULY 1999 - JULY 2004	ANALYSIS	CHANGES
Home Energy Partnership Program: San Diego Gas and Electric will provide cash incentives to builders and energy support teams for exceeding Title 24 or meeting Energy Star building standards, offer design assistance and provide free training courses to enhance energy savings in homes.	By October 2001, program funding was exhausted, when commitments were obtained for: 1,258 single-family homes; 2,578 multifamily units; and over 3,400 efficient appliances. This program ended March 2002, when the California Public Utility Commission directed that a new, statewide, energy efficiency program be developed in 2002 for the residential new construction market; The California Energy Star New Homes Programs (CESNHP) are designed to encourage single-family and multifamily (including rental apartments, condominiums, townhomes; as well as high-rise buildings on a pilot basis) builders to construct homes that exceed Title 24 through a combination of financial incentives, design assistance, and education. These performance-based programs are designed to encourage homebuilders to construct single-family and multifamily dwellings that are 15% and 20% more efficient than required by the 2001 Residential Energy Efficiency Standards - initiated in State Assembly Bill (AB) 970. The 15% level has been designated by the EPA as the new Energy Star homes baseline for California, subsequent to the Title 24 revisions (2001 Standards) brought about in AB 970. As a result, buyers of single-family homes, and renters of multifamily have energy-efficient, money-saving, comfort and quality alternatives compared to standard new housing.	Goal accomplished.	The City shall support installation of photovoltaic/solar electric and solar water heat systems on new construction to promote and increase the use of renewable resources.
Renewable Buy Down Program: The California Energy Commission will provide cash rebates on eligible renewable energy electric generating systems of up to \$4,500 per kilowatt or 50% of the eligible purchase price, whichever is less.	Rebate was reduced to \$3,500	Ongoing	The California Energy Commission will provide cash rebates on eligible renewable energy electric generating systems of up to \$3,500 per kilowatt or 50% of the eligible purchase price, whichever is less.



TABLE 33
GOALS AND OBJECTIVES OF THE 1999 - 2004 HOUSING ELEMENT (CONTINUED)

QUANTIFIED OBJECTIVE	PROGRESS JULY 1999 - JULY 2004	ANALYSIS	CHANGES
California Tax Credit: Solar systems certified by the California Energy Commission and installed with a 5-year warranty are eligible to receive a tax credit for tax years 2001-2003 equal to the lesser of 15% of the purchase cost of a photovoltaic or wind driven system with a generating capacity of not more than 200 kilowatts. The credit will be reduced to half that amount for tax years 2004 and 2005 and would be sunset on January 1, 2006.	Goal achieved.	Ongoing.	Solar systems certified by the California Energy Commission and installed with a 5-year warranty are eligible to receive a tax credit equal to the lesser of 15% of the purchase cost of a photovoltaic or wind driven system with a generating capacity of not more than 200 kilowatts. This credit will be sunset on January 1, 2011.
Strategic Framework: As part of its General Plan update, the Planning and Development Services departments shall emphasize efficient land use and development patterns which conserve such resources as fuel, water, and land.	Implemented in Strategic Framework and in Land Use and other elements of the General Plan (currently being updated).	Ongoing.	As part of its General Plan update, the Planning and Development Services departments shall emphasize efficient land use and development patterns which conserve such resources as fuel, water, and land.